



The Tythe Barn, Hyde Mill Lane, Brewood, South Staffordshire, ST19 9DJ





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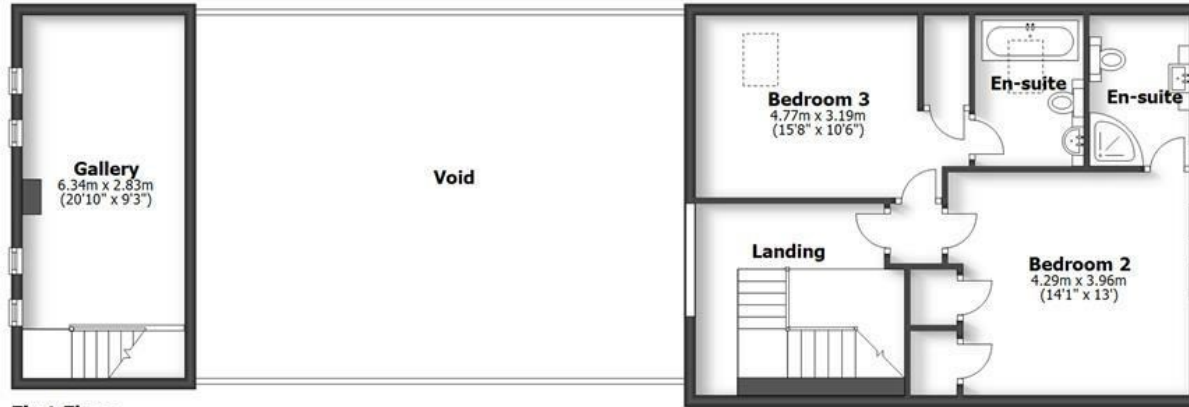
One of the regions most creative and luxurious barn conversions in this sought after village location - a rare find. Having quality fittings throughout, the landscaped, private gardens complete this ultimate home.

Wolverhampton Cannock Stafford Birmingham (approximate distances)

THE TYTHE BARN
HYDE MILL LANE, BREWOOD

HOUSE: 257.7sq.m. 2774sq.ft.
GARAGE/UTILITY/PLANT: 25.4sq.m. 273sq.ft.
OUTBUILDINGS: 40.3sq.m. 434sq.ft.
TOTAL: 323.4sq.m. 3481sq.ft.

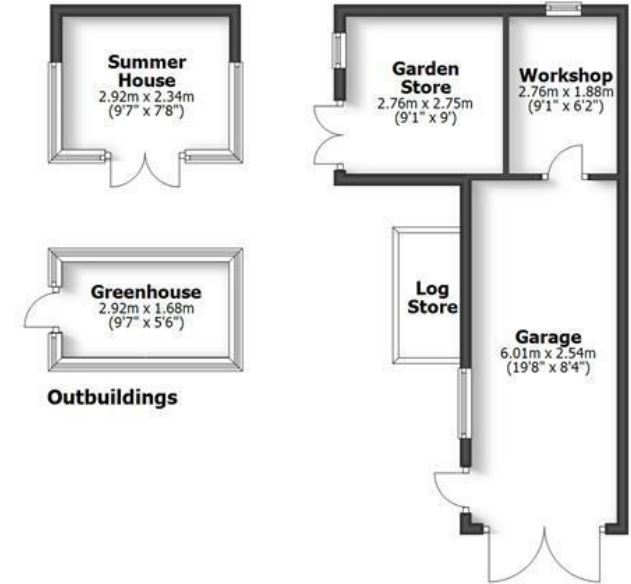
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



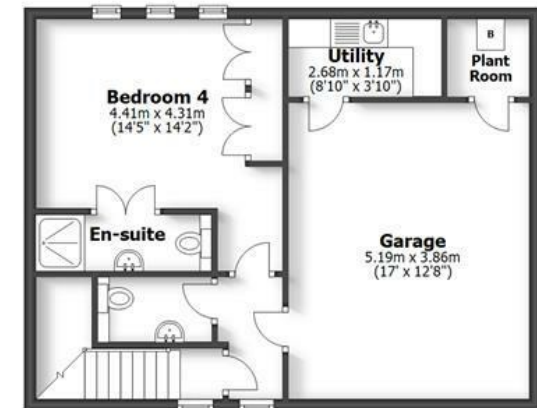
First Floor



Ground Floor



Outbuildings



Lower Ground Floor

LOCATION

Within a few minutes walk of the village, Brewood offers a comprehensive range of local facilities within this historic and picturesque village setting that includes many locally Listed buildings to protect the ambience, whilst residents and visitors can stroll to local butchers, bakers and delicatessen, post office, supermarket, restaurant and several village pubs. The village also has a doctors surgery, pharmacist, two primary schools, a middle school and St Dominics co-ed Grammar School with a 6th Form.

Communications are also excellent, with convenient travelling to the centres of both Stafford and Wolverhampton, regular bus services and superb motorway access with the M6, M6 Toll and M54 facilitating access to Telford, Shrewsbury and Birmingham.

SUMMARY

Converted around 25 years ago by the reputable Dove Homes, this stunning barn conversion has had later upgrades to a high end internal finish. The conversion was designed with great flair making use of the vaulted ceiling heights and natural light. The walls are notably deep, some 650mm with high insulation levels having hardwood windows and lovely views. Underfloor heating is installed to most of the ground floor with vertical radiators in other rooms. There is ample garaging and parking and the landscaped gardens are private with sun terraces and shaded locations to relax or alfresco dining.

ACCOMMODATION

Formal steps lead from the gravel drive to double doors opening into the grand dining hall with a flagstone floor, double patio doors to the rear sun terrace and open plan leading into the entertaining area with oak flooring and a majestic stone fireplace with a log burner at the end. With ceilings of around 24ft, the two storey height includes stairs that lead to a mezzanine gallery reading room. From an inner hallway an oak staircase rises to the first floor and the lower ground floor.

The sitting room has views to the rear and links to the breakfast kitchen with a utility/storage accessed through a further door. The oak framed breakfast kitchen with a vaulted ceiling is heavily glazed for natural light and views across the garden with double opening doors. Having a modern vibe, the fitted kitchen with a large centre island and breakfast bar includes granite work tops, sink unit and quality branded appliances to include a drinks cooler, full height fridge and freezer, three eye level ovens (including steam oven and microwave), warming drawer, induction hob and dishwasher. There is ambience lighting and an air conditioning unit.

The principle bedroom suite has full opening doors to a Juliette Balcony with a private aspect. The bedroom is fitted with air conditioning, a range of fitted bedroom furniture and leads into a generous en-suite comprising of a Jacuzzi bath, shower, WC, vanity unit with hand basin, with fitted cabinets. The first floor has a further double bedroom with built in wardrobes and an en-suite fitted with a WC, shower and hand basin with vanity unit. The third double bedroom has a built in wardrobe and en-suite that includes a vanity unit with hand basin, WC and bath. The lower ground floor layout includes a guest cloakroom, internal access to the garage and the fourth double bedroom with built in wardrobes leading into the en-suite fitted with a vanity unit and hand basin, WC and shower.

OUTSIDE

Tythe Barn stands elevated at the front in large gardens with a generous parking and turning area. An integral garage provides a utility space with plant room and a door giving access directly into the lower level hall and guest cloakroom. Beyond secure gates, the drive continues to a further detached oak framed garage having a lockable workshop to the rear, log store and tractor shed.

The gardens are beautifully landscaped by a professional eye to colour rotation with a wonderful display when looking out into the gardens from the barn. A rear sun terrace leads to the fountain display with an antique pergola attached to the rear wall with a climbing wisteria. At the rear of the garden there is a summer house and the garden also has a breeze house. There is mature tree planting for all year round evergreen, spring blossoms and summer foliage.

TENURE

We are advised the property is FREEHOLD

SERVICES

We are advised there is mains water, drainage and electricity, the central heating is oil fired. Part of the ground floor has underfloor heating and there are two air conditioning units that cool/heat.

LOCAL AUTHORITY

South Staffordshire Council Tax Band G

VIEWING ARRANGEMENTS

Strictly by appointment through

DIRECTIONS

From Brewood Village Centre, leave Market Place on Church Road, following the road around to the left onto Dean Street. Proceed down Dean Street, where the turning for Hyde Mill Lane can be found immediately on the right hand side after the little bridge. The driveway to The Tythe Barn is the first turning on the left, keeping right on the gravel driveway. Postcode: ST19 9DJ. What3Words: ///lifters.escalates.pops

Offers Around £1,100,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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