



Wisteria Barn, 2 Deansford Barns
Deansford Lane, Blakedown DY10 4ND.

LEX ALLAN COLLECTION is delighted to bring you this stunning barn conversion nestled within a beautiful rural setting.

Tucked away on the peaceful and picturesque Deansford Lane in Blakedown, Wisteria Barn is part of an exclusive development of former barns converted just over 11 years ago. Offering a perfect blend of character features and contemporary design, this unique home provides elegant countryside living with modern comfort.

The ground floor is designed for open-plan living, featuring a spacious lounge, dining area, and contemporary kitchen - ideal for both relaxed family time and stylish entertaining. Patio doors lead directly to the rear garden, where a private hot tub awaits, making it a true lifestyle home. A downstairs cloakroom adds practicality, and from the kitchen, steps lead down to a generous garage with a workshop area to the rear — perfect for storage, hobbies, or a home gym.

Upstairs, a striking minstrel gallery landing overlooks the ground floor and offers views across open countryside - currently used as a study space, it provides an inspiring setting for home working or reading. The master bedroom benefits from its own en-suite shower room, while bedroom two also enjoys private en-suite facilities. A stylish and sizeable house bathroom serves the remaining bedrooms, which include two further well-proportioned rooms - one currently arranged as a dressing room, again with views over rolling fields to the front.

Wisteria Barn presents a rare opportunity to enjoy rural tranquillity with the convenience of a beautifully designed, low-maintenance home. Surrounded by countryside yet within easy reach of local amenities, this is a property that must be seen to be fully appreciated.

Approach

Part block paved part gravelled drive to front with electric gate and tidy artificial lawn area.

Reception Dining Hall

18'10" x 13'5"

A welcoming dining area with openings to both lounge & kitchen, oak stair case rises to the first floor, double doors opening into the garden, two central heated radiators.

Lounge

15'11" x 17'10"

Centred log burner with exposed brick surround, double doors open into the garden, two central heated radiators, spot lights, two double-glazed windows to front.



Kitchen *15'3" x 14'7"*

Fitted kitchen with variety of wall and base units with ceramic sink and mixer tap, space for Aga style oven & American style fridge/freezer, integrated goods including dishwasher & wine cooler, tiled splashback, centred island, door off to garage along with barn door opening into the garden, double-glazed window to front.

WC

Wash hand basin, WC, central heated radiator, double-glazed window to side.

Mezzanine *14'5" x 12'4"*

An open space with doors off to all first floor accommodation, a truly ideal space for hosting evening drinks with views to the front & rear.

Master Bedroom *14'1" x 12'11"*

Fitted wardrobes to the eaves, two skylights with natural light flooding through, two central heated radiators, spot lights.

En-suite

Shower, wash hand basin, WC, chrome heated towel rail, spot lights, skylight.

Bedroom 2 *9'7" x 7'1"*

Exposed beam frame housing door to en-suite, skylight, central heated radiator, spot lights.

En-suite

Shower, wash hand basin, WC, chrome heated towel rail.

Bedroom 3 *14'8" x 8'11"*

With skylight, central heated radiator, spot lights.

Bedroom 4 *15'0" x 8'7"*

Skylight, central heated radiator, spot lights.

Bathroom

Rolled top edge bath with free-standing tap, shower cubicle, wash hand basin, WC, spot lights, chrome heated towel rail, skylight, spot lights.

Rear Garden

A true asset is this peaceful & private easy to maintain garden offering pockets of sociable spots. Generous patio runs the length of the barn with larger area ideal for those summer evenings spent with friends & family, neat and tidy artificial lawn.

Garage *13'10" x 15'8"*

Up & over door to front, power & lighting throughout as well as work surface with sink & mixer tap, plumbing for washing machine under, stable door opening into the garden.



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Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at \$24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately \$300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are \$218 per case.

Tenure (Freehold)

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band - E











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VIEWING: View by appointment only with Lex Allan.

Opening times: Monday - Friday 9:00am to 5:30pm. Saturday 9:00am to 1:00pm.

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