

Hall Farm Barns

Main Street, Nertherseal, DE12 8BZ

John German





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£525,000

Tucked away in scenic countryside, this stunning barn conversion offers spacious, light-filled living with a seamless blend of character and contemporary style. Featuring open-plan spaces, exposed beams, and modern finishes, it's the perfect home for relaxed and stylish rural living.



A stunning barn conversion with style, space, and countryside charm.

Tucked away at the end of a shared private drive and surrounded by open countryside, this beautifully converted barn offers an exceptional blend of character, space, and contemporary comfort. With light-filled interiors, a seamless mix of original features and modern finishes, and direct access to the National Forest, this is a home designed for both relaxed rural living and stylish entertaining. Perfectly positioned in the sought-after village of Netherseal, it combines peaceful seclusion with excellent connectivity - the ideal retreat for families, professionals, and nature lovers alike.

As you step inside, the first thing you'll notice is the natural light that pours into the spacious entrance hall. With underfloor heating and a striking wood and glass staircase leading to the upper floor, this space sets the tone for the rest of the home-welcoming, bright, and beautifully considered.

To the right, the lounge invites you in with its exposed beams, a feature brick fireplace fitted with a wood burner and beamed mantle, soft light filters in from dual-aspect windows. A large glazed door opens to the rear patio, creating a seamless connection between indoors and out.

The heart of the home is the impressive open-plan living kitchen diner, perfect for both family life and entertaining. Fitted with sleek contemporary units and quartz countertops, the kitchen includes a breakfast island with a five-ring induction hob, there are dual ovens with sleek slide and hide doors and have warming drawers beneath, integrated dishwasher and fridge freezer, underfloor heating, and a dedicated dining and relaxation area making this a flexible and stylish hub for modern living.

Tucked away off the kitchen is a generous utility room with ample storage, work surfaces, and space for laundry-an ideal hideaway for everyday essentials. A stylish downstairs wet room features feature tiling, a double shower, and underfloor heating, while at the end of the corridor two flexible ground floor rooms offer plenty of options for bedrooms, home office, etc.

Upstairs, the open landing is light and airy with high ceilings and exposed beams, there is ample space for a desk to create a study area. Two further bedrooms sit on this floor, including the impressive master bedroom-a space full of charm with vaulted ceilings, exposed beams, and room to unwind. The family bathroom is equally characterful, blending rustic textures with modern fixtures including a freestanding enamel bath, a double shower cubicle, and striking exposed brickwork. A dressing room with built-in storage adds to the luxury feel of this upper level.

Outside

Set on a shared private gravelled driveway approach the home is surrounded by mature, well-tended with colourful borders, To the rear, the garden opens out to edged patio area perfect for al fresco dining, summer barbecues, or simply soaking up the sun, there are long lawns, raised beds and log store and a natural hedge creating a peaceful and private outdoor retreat that backs onto fields.

The property also includes two single garages that have been converted into a spacious double garage, along with ample driveway parking.

Located in the picturesque village of Netherseal, this home offers the best of country life with a strong community spirit. The village hosts regular events in the hall and offers everyday essentials with a post office, popular pub 'The Crickets', and a local school for younger children. Despite its peaceful setting, the property is well connected-the nearby A42 offers easy links to Burton upon Trent, Tamworth, and Ashby-de-la-Zouch, making this the ideal choice for commuters who don't want to compromise on lifestyle.

This is more than a home-it's a lifestyle. One where timeless character meets modern convenience, surrounded by nature, community, and comfort.

Agents notes: There is no mains gas.

The property lies on a shared private drive approach. The Title contains a covenant to observe and perform the covenants referred to in the Charges Register.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank installed in 2021

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/30042025

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John German





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1864 ft²
173.1 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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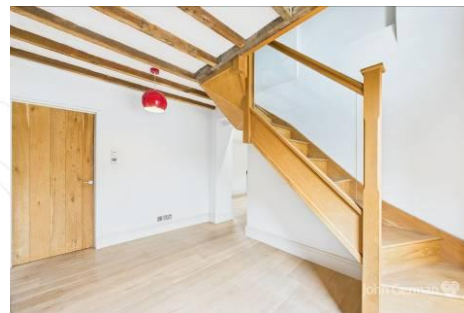
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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