



**Highfields Barn, Beamhurst, Uttoxeter. ST14 5EA**

welcome to

## Highfields Barn, Beamhurst, Uttoxeter

Bagshaws Residential are delighted to market this IMMACULATELY PRESENTED four bedroom, two with en suite facilities barn conversion which retains many original features including exposed brickwork, A-frame and exposed beams situated in a GOOD SIZED PLOT with detached double garage.



Ground Floor



First Floor



Garage

Total floor area 197.9 m<sup>2</sup> (2,131 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by [www.properplan.co](http://www.properplan.co)

Access to the property is gained via gravel driveway leading to detached double garage and also to:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

Having exposed brickwork; tiled flooring; central heating radiators; exposed beams; door leading to the garden; doors off to:

**Breakfast Kitchen:**

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary Granite work surfaces; cupboard housing the central heating boiler; integrated oven with induction hob and cooker hood over; integrated fridge freezer and dishwasher; double glazed window to the rear elevation; complementary wall and floor tiling; exposed A- frame and beams to the ceiling.

**Dining Room:**

With double glazed window and floor to ceiling double glazed window; exposed A-frame and beams to the ceiling; two central heating radiators, feature exposed back to back brick fireplace housing a log burning stove; brick archways opening into:

**Lounge:**

With two double glazed windows; floor to ceiling double glazed window; double glazed French doors leading out to the garden; exposed A-frame and beams to the ceiling, exposed arched brick back to back fireplace; two central heating radiators.

**Study / Drawing Room:**

Having central heating radiator; double glazed window; exposed beams to the ceiling.

**Cloakroom:**

Having low level wc; wash hand basin; central heating radiator.

**Bathroom:**

Having P-shaped bath with wall mounted shower over and curved side screen; wash hand basin; low level wc; complementary wall and floor tiling; heated towel rail; skylight window; exposed beams to the ceiling; spot lights.

**Inner Hallway:**

With stairs to the first floor accommodation; understairs storage cupboard; doors off to:

**Bedroom:**

Having double glazed window; central heating radiator; exposed A-frame and beams to the ceiling.

**Main Bedroom:**

Having double glazed French doors with opening window side panels leading out to the rear garden; central heating radiator; door leading into:

**En Suite:**

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; heated towel rail; complementary wall and floor tiling; spot lights.

**Stairs from inner hallway:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom:**

Part restricted head height. With double glazed window; central heating radiator; exposed beam; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin, low level wc; heated towel rail; sky light window; complementary tiling; wood effect flooring.

**Bedroom:**

Part restricted head height. Storage cupboard; double glazed window; central heating radiator.

**Detached Double Garage:**

18' 4" x 18' 3" ( 5.59m x 5.56m )  
With electric up and over door.

**Gardens:**

Lawned gardens to the front and rear with patio areas with an abundance of tree and shrub plantings with brick and fence boundaries.

**Please Note:**

A Covenant is placed on this property whereby buyers will legally cover a share of 4/13's for the water treatment plant, this includes the cost (if required) of maintaining, powering, repairing and renewing.

Right of access along shared driveway to the side of the property.

Photographs may have been taken using a wide angle lens.



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## Highfields Barn, Beamhurst, Uttoxeter

- Delightful Barn Conversion with Original Features
- Good Sized Plot with Front and Rear Gardens. Double Garage
- Back to Back Brick Fireplace Lounge & Dining Room. Study
- Breakfast Kitchen. Bathroom. Guest Cloakroom
- Four Bedrooms. Two with En Suites

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

guide price

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR110142 - 0003

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