

Castrum Court

Rocester, Uttoxeter, ST14 5PL

John German





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£595,000

Exquisite attached barn conversion providing beautifully maintained & versatile family sized accommodation, appointed to a superior standard extending to almost 2000 sq ft. Occupying a fabulous courtyard position with a surprising garden plot of approx. 0.45 acre in total.

A visit to this simply stunning home is absolutely imperative to appreciate its unique nature and features including its room dimensions and flexible layout, wealth of retained character and charm, and most surprisingly its fabulous garden plot which enjoys a good degree of privacy. Ideal whether moving up or down the property ladder, also highly suitable for multi-generational or blended households.

Situated in the heart of this popular village within walking distance to its range of amenities which include convenience shops, doctors surgery, schools including the JCB academy, florists, football club, public houses and a garage, plus walks through the surrounding countryside. The world headquarters of JCB are also within walking distance, with Denstone College and Abbotsholme private schools also nearby. The surrounding towns of Uttoxeter and Ashbourne are both within easy commutable distance, and the nearby the A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An arched timber door leads to the hugely impressive entrance hall which provides a lovely introduction to this stunning barn conversion, with a feature slabbed floor and stairs rising to the first floor, plus solid timber latch doors with ironworks leading to the spacious ground floor accommodation and the guest WC.

The well-proportioned sitting room can easily be used as a formal dining room if required, having a beamed ceiling and focal stone fireplace and hearth with a cast log burner, plus French doors and a window to the front. A wide arch leads to the delightful dual aspect living room which has an exposed brick chimney breast with a log burner set on a slabbed hearth, beamed ceiling and an abundance of natural light provided by French doors and side lights leading to the side patio plus a further set of French doors and window at the opposite side of the room opening to the courtyard garden.

A real feature of this home is the large dining kitchen which has an extensive range of quality base and eye level units with granite work surfaces and inset ceramic sink unit, integrated dishwasher, space for a range stove with extractor over and space for further appliances. The kitchen also has a feature beamed ceiling, two windows to the front alongside French doors which lead out to the patio. The lovely tiled floor runs into the utility room which has further units and work surfaces with space for appliances.

Completing the ground floor accommodation is the study which has an exposed brick wall, beamed ceiling and a window to the rear.

On the first floor the lovely part galleried landing has a skylight to the front providing natural light and quality timber latch doors with ironwork leading to the flexible bedroom layout incorporating five bedrooms, four of which can accommodate a double bed, and the luxury family shower room which has a white modern three piece suite incorporating a double shower cubicle with rainfall shower head and feature tiled walls. In addition, there is a separate bathroom which also has a white three-piece suite with an electric shower set over the panelled bath. If desired, the flexible layout of the first floor allows purchasers to utilise the entire left side of the first floor to create a stunning master suite including a separate dressing room and using the family bathroom as an en suite.

Outside - To the side of the property is a composite decked area provides a lovely entertaining area enjoying a degree of privacy leading to the large garden which is mainly laid to lawn, enclosed by a mixture of panelled fencing and mature hedges. There are useful storage sheds/canopies and double gates leading to the front elevation. To the rear is a pleasant block paved courtyard patio also enjoying privacy.

To the front a block paved driveway with well-stocked borders provides ample off-road parking for several vehicles, leading to a garage which has an electronically operated up and over door, power and light.

W3W: intensely.fits.mixers

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

Please note: There is a small annual charge for any maintenance of the communal areas.

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

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

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: East Staffordshire Borough Council / Tax Band E

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

Our Ref: JGA/11052026

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BATHE



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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