



**Dexters Barn, Drayton Lane, Drayton Bassett,
Tamworth, B78 3EF
£1,600,000**

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Bedrooms: 6 | Bathrooms: 6 | Receptions: 2
EPC Rating: TBC
Council Tax Band: TBC

Please Quote Ref; JK1493

A truly unique opportunity in rural Drayton Bassett – welcome to Dexters Barn. Lovingly transformed by the current owners with no expense spared, this exceptional barn conversion perfectly blends contemporary luxury with timeless countryside character. Set within approximately six acres of land, including equestrian facilities, this remarkable home offers an idyllic rural lifestyle with ample space for animals, outdoor pursuits, and future potential.

From the moment you arrive, Dexters Barn makes a lasting impression. The main residence features an outstanding open-plan living space, designed for both everyday family life and entertaining, while upstairs offers four generously sized double bedrooms, each benefiting from its own beautifully appointed en-suite.

The ground floor is flooded with natural light thanks to expansive sliding doors, a private front entrance, and an array of large windows that frame the surrounding countryside. The versatile layout centres around a stunning bespoke kitchen, complete with premium integrated appliances including wine coolers, a gas hob, oven, dishwasher, an attractive Belfast-style sink, and a central island. One of the kitchen's most distinctive features is a cleverly concealed walk-in pantry, seamlessly hidden behind the cabinetry. A practical boot room leads to a separate utility room, guest WC, and additional access outside to the rear of the property.

Upstairs, the principal suite is a standout feature, boasting a luxurious en-suite bathroom finished to an exceptional standard. Highlights include a freestanding bath, spacious walk-in shower with stylish tiling, and a contemporary double vanity unit. The remaining three bedrooms are equally well-proportioned, each enjoying the privacy and convenience of its own en-suite.

Adjoining the main barn is a beautifully presented two-storey annexe, accessed via its own private entrance and hallway. This versatile addition is ideal for multi-generational living, guest accommodation, entertaining, or as a potential income-generating holiday let or rental (subject to any necessary consents).

The annexe offers an impressive open-plan living, dining and kitchen space, filled with natural light and finished with a charming country-style kitchen. French doors open onto a private courtyard garden, where uninterrupted views across the surrounding land create a wonderfully peaceful setting.

The ground floor also features a spacious bathroom with a freestanding bath, wet room-style shower, and a unique built-in aquarium feature, adding real character to the space. Upstairs, accessed via an elegant spiral staircase, are two generous double bedrooms, each complete with its own WC and wash hand basin.

Outside, the property extends to approximately six acres of picturesque countryside, incorporating equestrian land, stables and paddocks, all surrounded by stunning rural views. Whether you're looking for an equestrian lifestyle, a peaceful family home, or a property with exceptional versatility, Dexters Barn offers a rare opportunity to enjoy country living without compromise.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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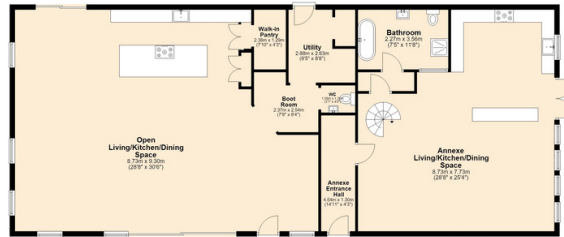
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Ground Floor



First Floor



Total area: approx. 323.6 sq. metres (3483.4 sq. feet)









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