Wyatt Barn

Sinai Park Burton on Trent Staffordshire



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Sinai Park Shobnall Road Burton on Trent DE13 0QJ

Enjoying an enviable position within the exclusive Sinai Park, Wyatt Barn is an exceptional well finished barn conversion showcasing remodelled and recently upgraded interiors, four luxurious bedroom suites plus a fifth bedroom/office and established grounds including a heating pool and an adjacent 0.6 acre paddock.

Residing within a conservation area adjoining the historic Sinai House, this elegant and characterful residence is approached along a private tree-lined avenue driveway winding through picturesque countryside, where the barn enjoys an elevated and wonderfully private setting with far-reaching views. Alongside particularly generous and versatile accommodation ideal to suit families and couples alike, this impressive home combines the character and proportions of a traditional barn with stylish contemporary interiors, an excellent specification of finish and excellent outside space including garaging, formal gardens and an additional paddock.

From the landscaped central courtyard, a lengthy reception hall leads down into the secluded and beautifully presented open plan living space, where a contemporary kitchen with dining and living areas and a spacious yet cosy lounge can be found, all of which enjoy views over the gardens and swimming pool. A mezzanine office/fifth bedroom is set above the kitchen, and there is a shower room and laundry providing additional functional spaces. Four double bedroom suites each benefit from a private refitted shower or bathroom, with the luxurious principal suite also having a dressing room with character exposed beams and access onto a private terrace with stunning views.

Outside, secluded south-facing terraces, a heating private pool and lawned formal gardens provide an exceptional setting for entertaining whilst appreciating the rural surroundings, whilst a 0.6 acre paddock, two garages and allocated parking further enhance this distinctive home. The barn is serviced by hardwood double glazing, mains gas under floor heating throughout and a private drainage system.

what3words:

///pocket.halt.dumpling





Wyatt Barn occupies a particularly secluded position, being situated within a Conservation Area and approached via a private tree lined avenue drive through Trust owned farmland and countryside. Two sets of secure electric gates lead into the courtyard which adjoins the historic Sinai House, with this exclusive courtyard enjoying an elevated setting with impressive far-reaching views across Burton and the surrounding landscape. This desirable setting perfectly combining the ideals of rural living with easy accessibility to nearby amenities, schools and commuter routes.

Burton upon Trent market town centre is approximately a five minute drive away, offering a comprehensive selection of shops, restaurants, leisure facilities and everyday amenities including a cinema, shopping centres and supermarkets. There are an assortment of nearby state schools including the John Taylor Free School, and nearby independent schools include Derby Grammar, Twycross and Lichfield Cathedral.

From the bottom of the Sinai Park lane, there is direct access to public footpaths and attractive countryside walks towards Tatenhill, with plenty of further leisure pursuits available nearby including Branston Golf & Country Club, St Georges Park and Shobnall Fields & Leisure Centre.

The location is well suited to commuters, with the nearby A38 providing convenient connections throughout the Midlands, and the A50 offering onward access towards the M1 and East Midlands. The International Airports of Birmingham, Manchester and East Midlands can all be reached within an easy drive, and rail travel from Burton provided direct connections to Derby, Nottingham and Birmingham.

Village Centre & Amenities: **0.7 miles**

Burton Rail Station: **1.9 miles**

Derby City Centre: **14.4 miles**
Birmingham City Centre: **30.9 miles**
Nottingham City Centre: **30.4 miles**

Peak District National Park: **22.3 miles**
Staffordshire Moorlands: **34.6 miles**

Birmingham Airport: **31.4 miles**
East Midlands Airport: **22.4 miles**





The entrance door opens into an impressive reception hall, where engineered oak flooring extends through many of the principal living areas. There are two generous built-in cloaks cupboards with solid oak doors and fitted hanging space providing excellent storage, while original brick recesses with inset lighting showcasing the building's heritage and create attractive display areas.

At the heart of Wyatt Barn is the magnificent open-plan dining kitchen, a wonderfully sociable space designed for both everyday family living and impressive entertaining. The **Kitchen** is fitted with an extensive range of contemporary contrasting cabinetry complemented Corian worksurfaces and tiled flooring, with part vaulted ceilings with skylights provide plenty of natural light. An excellent selection of integrated Siemens appliances including double ovens (one steam) with warming drawers, combination microwave oven, dishwasher, fridge freezer and a Miele coffee machine, with the entertaining style island units housing a breakfast bar to one side as well as a vertical extractor, a Miele induction hob and further chargrill/Teppanyaki plate. French doors with fitted blinds open out to the terrace and gardens enjoying views over the pool, and there are **Dining** and **Living Areas** offering a versatile open plan living area with impressive views to the mezzanine office level above

Steps lead down from the dining area to the **Sitting Room,** a spacious reception room having a picture window to the rear with pool and rural views. There is a panoramic electric living flame fireplace, adding both a focal point and a contemporary touch to this large yet cosy living room.

A practical **Laundry Room** is accessed from the kitchen and is fitted with a large storage cupboard, together with space and plumbing for appliances. A refitted **Shower Room** with walk in shower and marble finish tiling offers a guests cloakroom as well as an additional bathroom, allowing for the Office to be used as a fifth bedroom if desired. Set to the mezzanine level above the kitchen, this versatile space ideal as a snug or study, featuring stunning exposed A-frame timbers and glazing overlooking the living space below. A large cupboard has plumbing, also allowing for conversion into en suite.

















The bedrooms are thoughtfully positioned within the ground floor level of the barn, providing a pleasant degree of separation from the principal living and entertaining spaces.

The impressive **Principal Bedroom Suite** is particularly spacious, with a glazed door opening directly onto a private upper sun terrace with garden, pool and rural views. This bedroom also enjoys a luxurious **Dressing Area** with exposed oak framing, as well as a beautifully appointed **En Suite** shower room. A contemporary suite comprises twin wash basins and a walk in shower, finished with a heated towel rail, a wall mounted mirror with vanity lighting and complementary tiling.









There are **Three Further Double Bedrooms** accessed from the hallway, offering excellent flexibility for family members and guests. **Bedroom Two** enjoys the additional benefit of a stylish **En Suite Bathroom** with twin wash basins, a walk in shower and a separate bathtub, **Bedroom Three** has a range of bespoke solid oak fitted wardrobes and drawers and a modern **En Suite,** and the **Fourth Double Bedroom** also features an attractive refitted **En Suite** with walk in shower.







Outside, Wyatt Barn enjoys an excellent degree of privacy and seclusion, as well as overlooking open views to the rear. Extending to **0.2 Acre,** the **South Facing Formal Gardens** are laid to upper and lower terraces, providing a superb setting for outdoor dining, relaxation and entertaining, with the **Heated Swimming Pool** offering a delightful space for summer family gatherings. A Potting Shed provides exterior storage, and the **Pool House** houses the Air Source Heat Pump which heats the pool.

Well tended lawns are edged with both mature foliage and raised borders, with a gate opening into the adjacent **Paddock** which extends to **0.6 Acre** and has a separate vehicular access from the main driveway. The private drainage system servicing the properties is housed within the paddock.

From the main driveway, an opening leads into the central landscaped **Courtyard**, where Wyatt Barn owns two allocated parking spaces. **Two Garages** with manual double doors also belong to the property.

An annual service charge is payable towards a sinking fund for maintenance of the private road, communal garden areas and automated private gate system. We understand the current charge to be approximately £2,400 per annum.















Floor Area: 2,992 ft²

Gardens: 0.2 Acres
Paddock: 0.6 Acres

Lower Ground Floor

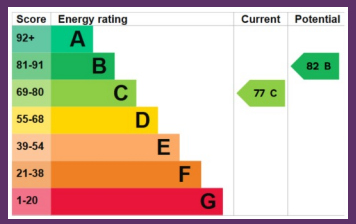
Reception Hall
Open Plan Living & Dining Kitchen 7.72 x 5.93m (approx. 25'3 x 19'5)
Sitting Room 5.93 x 4.62m (approx. 19'5 x 15'2)
Laundry Room 2.72 x 1.58m (approx. 8'11 x 5'2)
Shower Room 2.4 x 1.97m (approx. 7'10 x 6'5)

Ground Floor

Master Bedroom 4.78 x 4.15m (approx. 15'8 x 13'7)
En Suite 4.17 x 1.3m (approx. 13'8 x 4'2)
Dressing Room 4.17 x 3.24m (approx. 13'8 x 10'7)
Bedroom Two 4.14 x 4.0m (approx. 13'7 x 13'1)
En Suite 4.0 x 1.68m (approx. 13'1 x 5'5)
Bedroom Three 4.7 x 4.14m (approx. 15'5 x 13'7)
En Suite 2.1 x 1.93m (approx. 6'10 x 6'3)
Bedroom Four 3.42 x 3.36m (approx. 11'2 x 11'0)
En Suite 2.26 x 1.2m (approx. 7'5 x 3'10)

Mezzanine (above Kitchen)

Office/Bed Five 4.76 x 3.05m (approx. 15'7 x 10'0)
Store/Potential En Suite 2.6 x 1.24m (approx. 8'6 x 4'0)





Gallery



Mezzanine First Floor



Lower Ground Floor



Ground Floor

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