



Cuckoo Barn Swarkestone Road
Weston-On-Trent Derby

Cuckoo Barn Swarkestone Road Weston-On-Trent Derby DE72 2BU

for sale offers over
£399,500



Property Description

A stunning five bedroom, three-bathroom, barn conversion with off road parking and generous rear garden. A particular feature of the property is the far-reaching views over open countryside and a wealth of characterful features which must be viewed to be fully appreciated. The property is situated in a picturesque location on the outskirts of Weston-on-Trent. In brief the double glazed and gas centrally heated accommodation comprises:- Entrance hall, lounge, open plan kitchen/dining room, utility room, five bedrooms, the master suite having a walk-in dressing area and en-suite and remaining rooms share a family bathroom. Outside there is a vast courtyard plus a large garden.

Entrance

Front timber entrance door with inset opaque double glazed panel, leading to:-

Spacious Entrance Hallway

With limestone slate flooring with open spindle staircase off to the first floor, double glazed window to the front elevation, useful understairs store, central heating radiator, door off to:-

Cloakroom/Utility

Having a two piece white suite comprising low level WC, Belfast enamel sink unit with chrome mixer tap over, oak block work surface, stone tiled splashback, work surface with under unit storage, central heating radiator, open shelving, high ceilings.

Kitchen

12' x 8' 10" (3.66m x 2.69m)
Having a range of matching base and wall units with beech block worksurfaces over, single drainer stainless steel unit with chrome mixer tap over, plumbing and space for an automatic washing machine, integrated electric oven, six burner gas hob, ceramic tiled splashbacks, stone slate flooring continuing

from the entrance hall, beams to the ceiling, double glazed window to the rear, double glazed door to the rear, wide opening to:-

Dining Room

12' 9" x 5' 9" (3.89m x 1.75m)
Having a window to the rear elevation, the stone slate flooring continues from the kitchen, central heating radiator, part panelled wall to one side to dado rail.

Living Room

18' 1" x 14' (5.51m x 4.27m)
Having two double glazed windows to the front elevation giving beautiful aspect over the front garden and open countryside beyond, laminate flooring, feature fireplace incorporating cast iron log burning stove on a quarry tiled hearth with brick back and timber beam over, beams to the ceiling, double glazed window to the rear, two central heating radiators.

First Floor Landing

Galleried landing having open spindle balustrade, a door giving access to stairs to the second floor, another door to the boiler cupboard which houses the LPG fired gas boiler which provides domestic hot water and central heating, double glazed window to the front elevation giving stunning views over the garden and fields beyond, door off to:-

Master Bedroom

14' 2" x 11' 3" (4.32m x 3.43m)
Having double glazed window to the front elevation, central heating radiator, opening to:-

Dressing Room

6' 11" x 6' 6" (2.11m x 1.98m)
Having double glazed window to the rear, door off to:-

Ensuite Bathroom

Having panelled bath, pedestal wash hand basin, low level WC, exposed wall beams,

shaver point, ceramic tiled splashbacks, central heating radiator.

Bedroom Two

9' 9" x 9' 1" f (2.97m x 2.77m f)

Max measurement inc stairs off to 2nd floor
Having double glazed window to the rear,
central heating radiator, laminate flooring.

Bedroom Three

9' 8" x 8' 7" (2.95m x 2.62m)

Having a double glazed window to the rear,
central heating radiator, loft access.

Bathroom

Having a three piece white suite comprising
panelled bath with a bath/shower mixer
attachment, double glazed opaque window to
the front elevation, wash hand basin, low level
WC, part ceramic tiled walls, ceramic tiled
flooring, central heating radiator.

Bedroom Four

13' 5" x 8' 2" (4.09m x 2.49m)

max measured beneath sloping ceiling
Having double glazed roof light window to the
rear elevation, central heating radiator.

Bedroom Five

10' 2" x 7' 11" (3.10m x 2.41m)

Having double glazed window to the rear
elevation, central heating radiator.

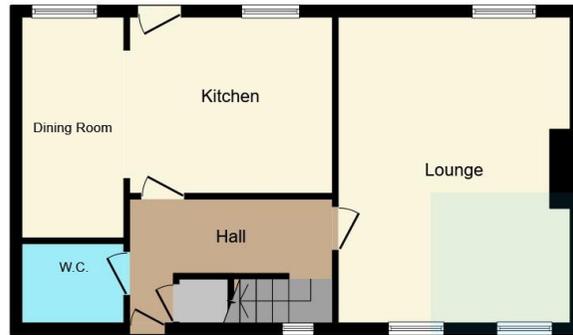
Outside

The garden to the property lays to the front
elevation which enjoys stunning views over
open countryside, shaped lawns and a
gravelled block edged path leading to the
front door with stone steps up to the front
door area with lantern light and outside tap,
paved patio, timber shed, gated to the front
with boundary fencing, off road parking for
three vehicles to the front of the property,
further parking in a separate allocated area.

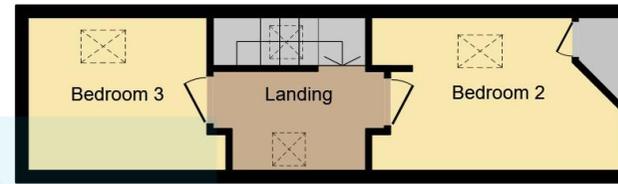








Ground Floor



Second Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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 inspection(s). Powered by www.focalagent.com

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

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