ABODE
SALES & LETTINGS

Manor Farm, Drakelow Road, Walton-On-Trent, DEI2 8NB

Asking Price £325,000

https://www.abodemidlands.co.uk

Hornbeam Barn is a beautifully appointed two-bedroom home that successfully combines character features with contemporary finishes. The property is entered via a traditional stable-style entrance door incorporating glazed upper panels, leading directly into the kitchen diner.

ABODE
SALES & LETTINGS

Accommodation

The kitchen has been thoughtfully designed with a bespoke range of wall and base units, quartz worktops, integrated appliances and a breakfast bar, creating a practical yet stylish space for everyday living. A window overlooks the rear aspect, whilst built-in storage further enhances the functionality of the room.

Steps descend to the inner hallway, where there is access to a guest cloakroom, stairs rising to the first floor and a rear entrance door opening onto the patio and garden. The living room is a particularly attractive space, benefiting from fitted storage and a collection of characterful arched windows overlooking the rear aspect, together with a further side-facing window, allowing natural light to flood the room.

The first floor landing benefits from both a skylight and a rear-facing window and provides access to two well-proportioned bedrooms, a family bathroom and a useful storage cupboard. The principal bedroom enjoys both front and rear aspects and incorporates built-in storage, whilst the second bedroom benefits from views over the rear garden together with a skylight. The accommodation is completed by a stylish family bathroom fitted with a freestanding bath and contemporary sanitary ware.

Externally, Hornbeam Barn enjoys a private garden together with allocated parking within the exclusive Manor Farm development.

ABODE

ABODE

ABODE

Development

Manor Farm is an exclusive gated development comprising just nine bespoke homes, thoughtfully designed to combine character, craftsmanship and modern living. Offering a unique collection of two, three and four-bedroom residences, including eight two-storey homes and one single-storey dwelling, each property has been finished to an exceptional standard with carefully selected materials and high-quality specifications throughout.

Set within a private courtyard setting behind a electric sliding gate, the development enjoys a sense of privacy and exclusivity whilst benefiting from the charm and convenience of village life. The homes have been individually designed to complement their surroundings, creating a distinctive collection of properties unlike a traditional new-build development.

Private parking, landscaped surroundings and a carefully considered layout combine to create a development that offers both practicality and an exceptional place to call home.

Alongside the character and craftsmanship on offer, each home has been designed with modern energy efficiency in mind, benefiting from air source heat pump technology and
infrastructure already in place for future solar energy integration.

Specification

* Bespoke designed kitchens individually tailored to each home.
* Ground floor under floor heating.
* Air source heat pump for each home
* Premium quartz worktops.
* Quality bathroom suites featuring fittings from the Bristan Heritage range.
* Residence R9 double glazed windows, combining traditional character with modern energy efficiency.
* Bespoke custom-made solid timber front entrance doors.
* Private parking provided to each property (please refer to the site layout plan for individual plot allocations).
* Visitor parking available within the development.
* Built using traditional construction methods.
* Planning permission has already been granted for a communal solar array within the walled garden, allowing homeowners the opportunity to further enhance energy efficiency in the future.
* 10-year ABC+ insurance-backed structural warranty for added peace of mind.

Location

Walton-on-Trent is a highly regarded South Derbyshire village, offering a desirable balance of rural surroundings and everyday convenience. Surrounded by open countryside, the village enjoys a strong community atmosphere whilst remaining well positioned for access to a range of nearby amenities and transport links.

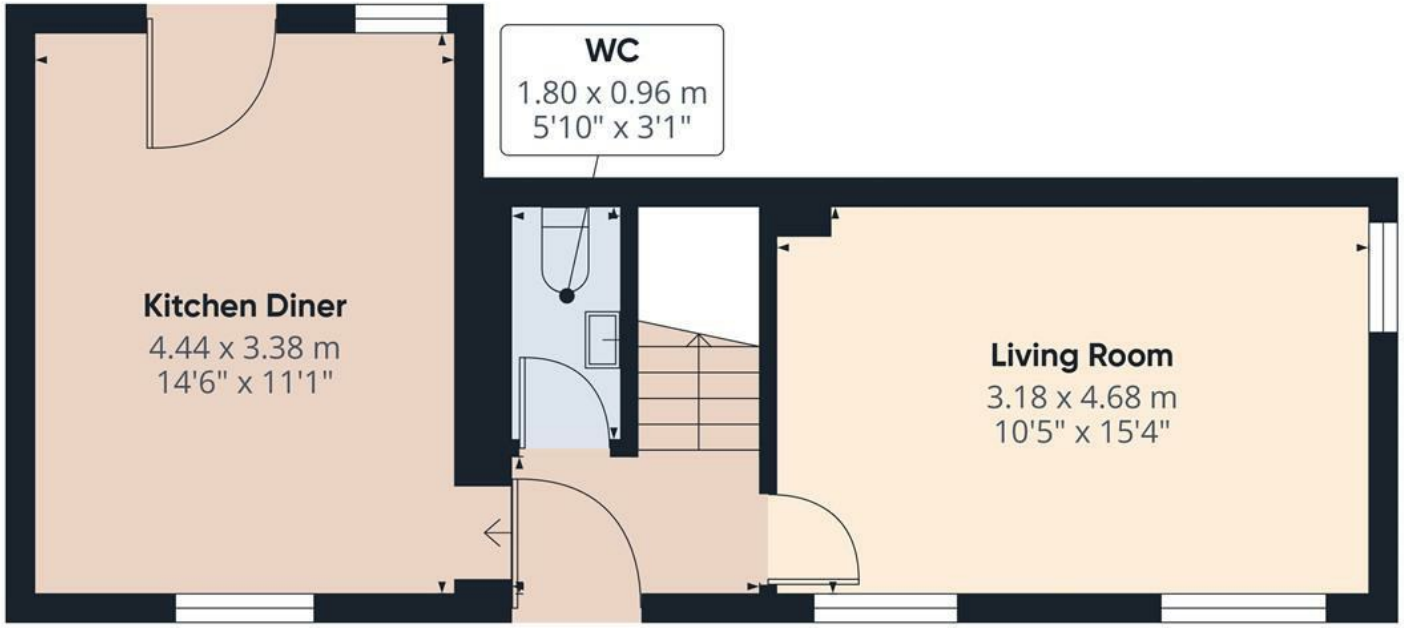
Within the village, residents benefit from a number of local amenities including the well-regarded Swan Inn, a traditional village pub, together with St Mary's Church, a village hall and recreational facilities. A wider range of shopping, leisure and day-to-day amenities can be found in nearby Burton upon Trent and Ashby-de-la-Zouch.

The village is particularly popular with families, falling within the catchment area for the highly regarded John Taylor High School, whilst a selection of primary schools are available within the surrounding villages.

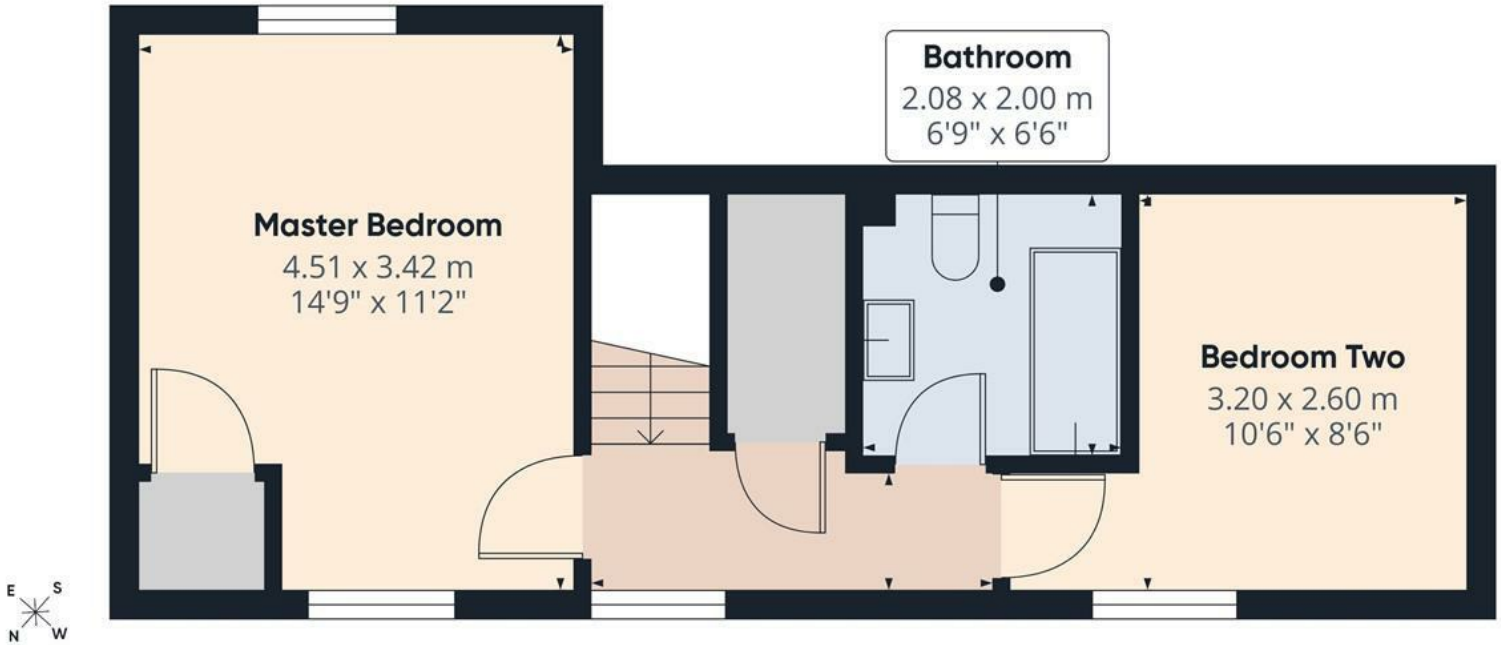
For commuters, Walton-on-Trent enjoys excellent connectivity, with the A38 providing straightforward access to Burton upon Trent, Derby, Lichfield and Birmingham. The A50 is also within easy reach, linking to the wider motorway network including the M1 and M6. Rail services are available from Burton upon Trent and nearby stations, providing connections to major regional and national destinations.

The village is also set to benefit from the new Walton Bridge replacement scheme, currently under construction and expected to open in the near future. Once complete, the bridge will further enhance connectivity and accessibility for residents, improving journeys to surrounding towns, villages and major transport routes.

Combining village charm, countryside surroundings and excellent accessibility, Walton-on-Trent remains a sought-after location.



Floor 0



Floor 1

ABODE

Approximate total area(1)

70.9 m²

763 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PLOT OVERVIEW

1 CEDAR COTTAGE

• Four Bedrooms • Living Room
• Kitchen Diner • Cloakroom • Two Bathrooms

2 ASPEN COTTAGE

• Three Bedrooms • Living Room
• Kitchen Diner • Cloakroom • Two Bathrooms

3 MAPLE COTTAGE

• Three Bedrooms • Living Room
• Kitchen Diner • Cloakroom • Two Bathrooms

4 OAK BARN

• Three Bedrooms • Living Room
• Kitchen Diner • Cloakroom • Two Bathrooms

5 HORNBEAM BARN

• Two Bedrooms • Living Room
• Kitchen Diner • Cloakroom • Bathroom

6 BEECH BARN

• Two Bedrooms • Living Room
• Kitchen Diner • Cloakroom • Bathroom

7 HOLLY BARN

• Four Bedrooms • Living Room • Snug
• Kitchen Diner • Cloakroom • Two Bathrooms

8 ASH HOUSE

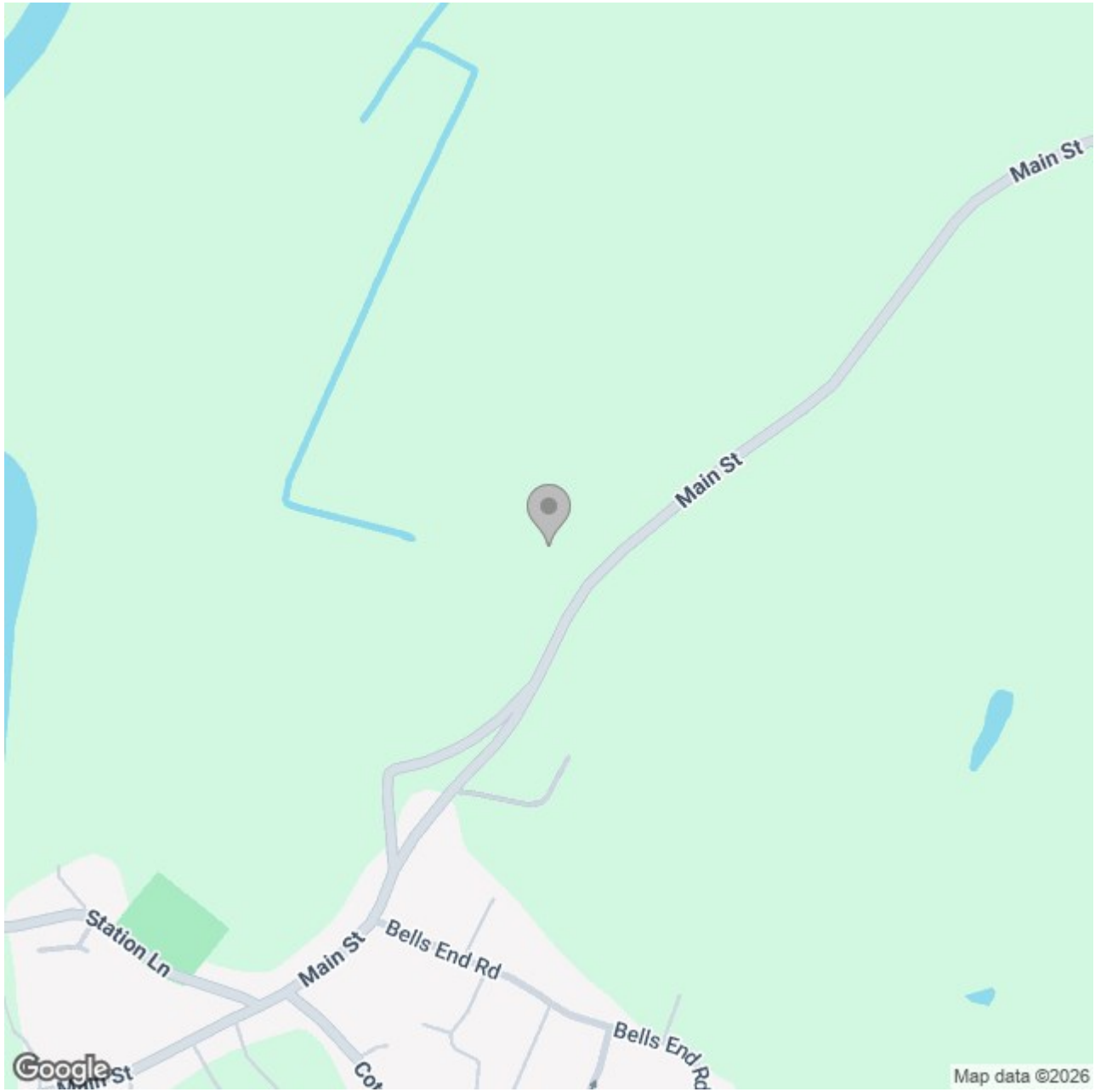
• Three Bedrooms • Living Room • Kitchen Diner
• Dining Room • Cloakroom • Two Bathrooms

9 SYCAMORE HOUSE

• Two Bedrooms • Living Room • Kitchen Diner
• Bathroom • Single-Storey Residence

SOLAR PANEL / COMMUNAL AREA

Designated Solar Panel & communal areas for all residents.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.