



£675,000

3 Bedroom Barn Conversion for sale

5 THE WOODLANDS, TATENHILL, BURTON-ON-TRENT



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SALES AND LETTINGS



Overview

The Dairy, a charming Barn Conversion in a Sought-After Village Setting - This beautifully presented barn conversion is nestled within a peaceful cul-de-sac in the heart of Tatenhill Conservation Area. The property combines generous living space, attractive gardens and countryside walks right from the doorstep.



Key Features

- Beautiful character barn conversion
- Spacious and versatile family accommodation
- Three reception rooms plus conservatory
- Principal bedroom with ensuite
- Large driveway and generous garage
- Established gardens with decked entertaining area
- Countryside walks from the doorstep
- Popular village location with pub within walking distance
- Excellent access to schools and transport links





The Dairy, a charming Barn Conversion in a Sought-After Village Setting

Blending timeless character with modern comfort, this beautifully presented barn conversion offers an exceptional opportunity to enjoy village life. Nestled within a peaceful cul-de-sac in the heart of Tatenhill Conservation Area, the property combines generous living space, attractive gardens and countryside walks right from the doorstep.

Approached via a substantial private driveway with ample parking and a generous garage, the home immediately impresses with its distinctive character and welcoming appearance.

Inside, a spacious entrance hall provides a warm welcome and currently serves as a practical study area, with views across the gardens. The impressive dual-aspect living room is flooded with natural light and features a charming fireplace, French doors to the garden and picturesque views to both front and rear.

Perfect for entertaining, the elegant dining room offers ample space for family gatherings and special occasions, complete with a feature fireplace and French doors opening into a large conservatory with underfloor heating, creating a wonderful year-round living space.

A well-appointed breakfast kitchen is fitted with integrated appliances including a double oven, hob, fridge/freezer and dishwasher. There is plenty of room for informal dining, making it an ideal space for busy family life.

Half of the double garage has been converted into a separate study providing an excellent home office, while the adjoining garage offers superb versatility for



hobbies, storage or vehicle enthusiasts, and incorporates a practical utility area.

Upstairs, the spacious principal bedroom enjoys dual-aspect views over the gardens and surrounding countryside, complemented by a private en-suite shower room. A further double bedroom benefits from fitted wardrobes, while the third bedroom offers flexibility as a guest room, nursery or additional workspace. The family bathroom is beautifully appointed, featuring both a bath and separate shower.

Outside, the established rear garden provides a delightful private retreat, with ornamental pond, mature planting, generous lawned areas and a decked terrace perfectly suited to al fresco dining and summer entertaining.

Ideally positioned for families and downsizers alike, the property enjoys easy access to highly regarded schools including John Taylor Free School and John Taylor Academy. The village pub is just a short stroll away, while Burton-on-Trent and Lichfield Trent Valley stations offer convenient rail connections, including direct services to London.

This is a rare opportunity to acquire a characterful village home that effortlessly combines period charm, spacious accommodation and an enviable countryside lifestyle.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Private driveway & garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Oil.

Conservation Area: Yes.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: F.

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Floorplans



Approximate total area⁽¹⁾
124.3 m²
1338 ft²

Reduced headroom
0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GRAFFI360



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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