

Swarbourn Mews

Yoxall, Burton-on-Trent, DE13 8NH

John German





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£590,000

This stunning barn conversion features a luxurious, modernised interior that seamlessly blends character with contemporary living, set on a wonderful 0.59 acre garden plot backing onto the River Swarbourn in a pretty village location.

This superb barn conversion has been upgraded and enhanced creating a luxury home complemented by extensive gardens that back onto the River Swarbour. Located on a lovely edge of village setting and only a short walk from the village centre that has a popular pub, primary school, excellent health centre and village hall together with countryside walks. It also falls in the catchment of the highly regarded John Taylor Academy in the neighbouring village of Barton under Needwood which has a wider range of amenities. For the commuter, Lichfield and Burton on Trent are each within easy reach both of which have train stations, and the A38 provides access to major cities.

Accommodation - An entrance door opens into the stunning open plan kitchen, dining and living space that has high vaulted ceilings with exposed beams. The lounge and dining area provide an ideal place to relax, unwind and entertain. The impressive kitchen has a range of stylish units that complement the style of the barn together with a large island and breakfast bar plus integrated appliances including an oven, hob, dishwasher and fridge/freezer.

Off the kitchen, a rear hall has direct access to the garden and internal doors to a useful refitted utility room and a large conservatory with a roof lantern and garden views.

A long inner hall has doors leading off to three bedrooms and main bathroom. At the end of the hall, the superb master bedroom has a high vaulted ceiling and views over the garden together with its own contemporary ensuite shower room. Bedrooms two and three are both generously sized with revealed timbers adding character, also with high vaulted ceilings and both share a well appointed, stylish family bathroom with a three piece suite.

Outside - There is a steel framed carport measuring 9m x 9m. Access is via a gated private drive belonging to the immediate neighbouring property with right of way around to the rear leading to the carport and tarmac driveway/parking area.

The plot extends to approx. 0.59 acres in total and offer a superb recreational space featuring extensive lawns, patio and seating areas, various planted beds and borders, enclosed by fencing or hedging. The barn also has the unique feature of a stunning secret garden accessed via a gate located at the bottom of the garden, where you cross a path that leads to a second gate to reveal a beautiful private garden area with River Frontage, creating an idyllic and unique outdoor space.

A public footpath cuts through the lower area of the garden although it is screened to ensure privacy. At the front of the barn there is a footpath approach with a border area of lawn each side and a perimeter footpath immediately in front of the barn.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. The Barn is located in Yoxall's Conservation Area.

Property construction: Standard

Parking: Driveway and carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

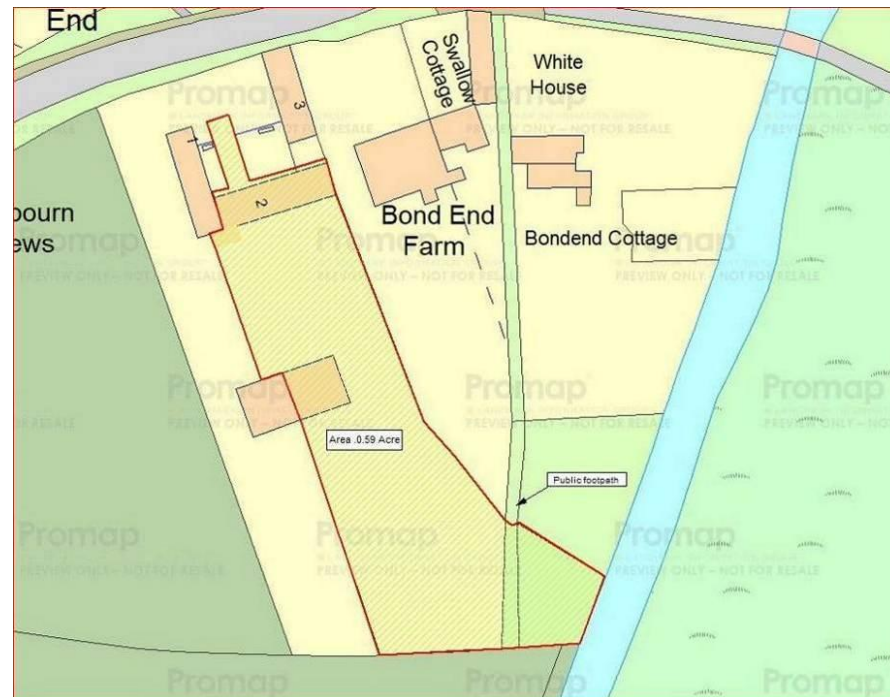
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25022026

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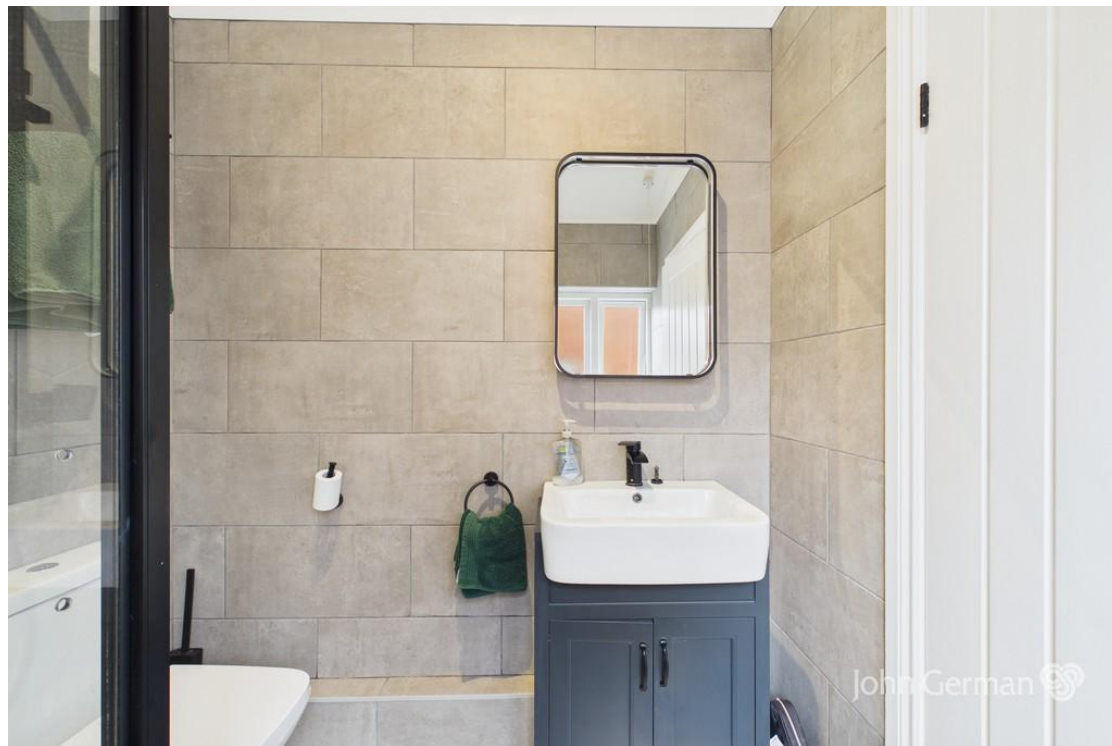


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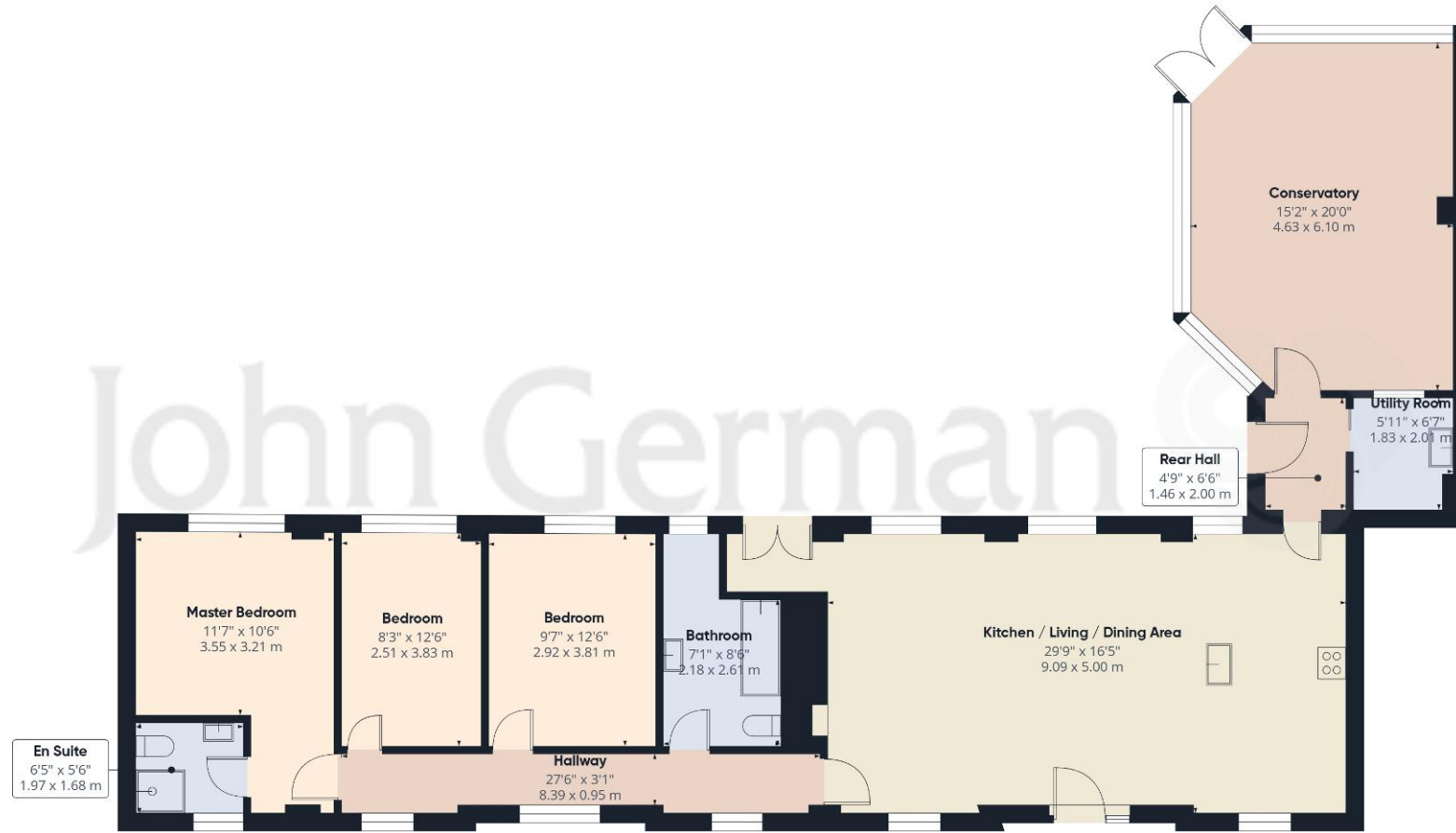




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Approximate total area⁽¹⁾

1441 ft²
133.9 m²

(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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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