

Ixworth Barn

Abbots Bromley, Staffordshire, WS15 3AY

John German





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£650,000

Ixworth Barn is an impressive, detached barn conversion offering over 1,500 square feet of generous accommodation boasting breathtaking countryside views, solar panels, a oak framed double carport & EV charging.



Ixworth Barn is an impressive, detached barn conversion offering over 1,500 square feet of generous accommodation nestled on the outskirts of the highly desirable village of Abbots Bromley. The popular and highly sought-after village of Abbots Bromley appeals to all ages with a range of amenities including a village hall, sports clubs, pubs, and restaurants. It is home to the highly regarded Richard Clarke first school and lies within the catchment area for Thomas Alleyne's High School in the nearby market town of Uttoxeter. The village is also well placed for Rugeley, Uttoxeter, Burton-on-Trent and Lichfield.

Internally the barn comprises of solid wood entrance door opening into the spacious hallway with a tiled flooring with underfloor heating throughout and oak internal doors leading off to the accommodation. Access to the loft which is floored and offers extensive storage space. There are three generously proportioned bedrooms, the impressive master bedroom is a dual aspect room with double glazed windows to front and side aspects, exposed beams to the ceiling with feature lighting, carpeted flooring, and its own luxury en-suite shower room comprising of partially tiled suite with corner shower cubicle, low level WC, wash hand basin, vanity mirror, heated towel rail and double glazed window to the rear aspect. The second generously sized bedroom is a further spacious bedroom with double glazed window to the rear aspect, spotlights to the ceiling, carpeted flooring and its own luxury en-suite shower room comprising of partially tiled suite with corner shower cubicle, low level WC, wash hand basin, vanity mirror, heated towel rail and double glazed window to the rear aspect. Bedroom three is a versatile bedroom which can be used as either a double bedroom or would make an ideal dining room. The modern family bathroom comprises of partially tiled suite comprising wash hand basin, bath with mixer taps, corner shower cubicle, spotlights to the ceiling, heated towel rail and double-glazed window to the rear aspect. The heart of the home is the impressive open plan kitchen/dining/living area fitted with an extensive range of wall and base units with wood work top surfaces over, integral appliances include a washing machine, dishwasher, freezer and fridge-freezer, splashback tiling, stainless steel 1 and ½ bowl sink and drainer, central island with fitted cupboards and drawers, cupboard housing boiler and water tank, double glazed windows to front and rear and solid wood double glazed door to the rear garden. The warm and inviting living room is a triple aspect room, with four double glazed windows to front, side and rear aspects, wall light points, exposed beams to the ceiling with feature lighting, and a multi fuel wood burner.

To both the rear and side of the property is an enclosed garden with lawn and patio seating area, along with a garden shed, there is an additional garden next to the garage with raised vegetable beds and space for a greenhouse, shed and gate to parking area. The front boasts off road parking for approximately six cars, there is a detached oak double carport with power, lighting and EV charging.

Heat pump installed August 2025

12 solar panels with 10kw battery storage in loft

EV Car Charger

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.

Property construction: Standard **Parking:** Drive and car port **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Drainage is to a shared septic tank on a £17 per month maintenance plan

Heating: Heat Pump (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre 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 F

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

Our Ref: JGA14042026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area^m

145.2 m²
1563 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.

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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.

Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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