

Moreton Lane

Draycott-in-the-clay, Ashbourne, DE6 5BZ

John German



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£525,000

Attractive Traditional Brick Built Detached Barn
Conversion Providing Deceptively Spacious &
Highly Versatile Accommodation Comprising of a
Wealth of Retained Features & Character,
Occupying a Lovely & Quiet Courtyard Setting and
Delightful Plot Enjoying Privacy and Views Over
Fields to the Rear.

Highly suitable whether looking to move up or down the property ladder, or for a country retreat, internal inspection of this individually designed detached home is essential to appreciate the room dimensions and layout including the hugely impressive living room with its high vaulted ceiling and exposed timberwork, the flexibility to use the rooms to best suit your needs, its outside space which overlooks fields to the rear, and the exact courtyard setting.

Set back from Moreton Lane in a popular area between the villages of Draycott in the Clay and Marchington which both provide a range of amenities including a first school, public houses, a convenience shop. The towns of Uttoxeter, Ashbourne and Burton upon Trent, plus the cathedral city of Lichfield are all within easy commutable distance, and the nearby A50 dual carriageway links the M1 & M6 motorways plus the cities of Derby and Stoke-on-Trent.

Accommodation: A traditional oak framed and tiled canopy porch with an obscure glazed entrance door opens to the welcoming hallway, providing a pleasant introduction to the home with a tiled floor and front facing window providing additional natural light. There is a useful built-in cupboard housing the central heating boiler, and doors leading to the versatile ground floor accommodation and the fitted guest wc.

The standout wow factor of the home is the hugely impressive triple aspect living room which extends to the full depth of the property, with its high vaulted ceiling and exposed beams and an A-frame truss, and a focal brick fireplace with an LPG stove set on a quarry tiled hearth. The windows overlook the gardens to the side and rear elevations and a glazed door provides direct outside, plus a timber staircase rises to the first-floor accommodation.

The fitted dining kitchen has an extensive range of base and eye level units with work surfaces and an inset sink unit set below the rear facing window, space for a dual fuel range stove with a stainless-steel extractor hood over and integrated appliances including a dishwasher, microwave, fridge, freezer and washing machine. There are exposed beams and space for additional appliances or soft seating depending on your household's needs, plus a door to outside entertaining space and gardens.

The two ground floor double bedrooms with their exposed beams share a superior Jack & Jill ensuite shower, which has white modern suite with complementary tiling and a three-suite incorporating a double cubicle with a mixer shower over. The front facing bedroom would make an ideal study or sitting room if preferred.

On the first floor there is a useful study/sitting area having a useful storage cupboard and natural light from the rear facing skylight. A latch door opens to the spacious master bedrooms which has a plethora of exposed timber beams and natural light provided by two skylights which overlook the surrounding countryside, and built-in wardrobes. A latch door leads to the ensuite bathroom which has a modern white four-piece suite incorporating a deep standalone bath and a separate shower cubicle with a mixer shower over, tiled splashbacks, eaves storage and a skylight providing light.

Outside: To the rear a gravelled seating and dining area with a post and rail fence overlooks the adjoining fields, leading to the good-sized garden which enjoys a high degree of privacy wraps around to the side of the home, with well stocked borders containing a variety of established shrubs and some trees, with gated access to the front.

The property is approached via a block paved driveway from Moreton Lane, with a right of access leading to the gravelled courtyard providing parking at the front of the home and a timber 5 bar gate leading to a driveway at the side and also space for a shed.

Please Note – The property and gardens are on two Land Registry Titles.

W3W – albums.cooked.ambient

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** LPG central heating (provided by a shared tank located at a neighbouring property – metered individually)

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

Broadband type: TBC

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 E

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

Our Ref: JGA03082026







Ground Floor

Approximate total area⁽¹⁾

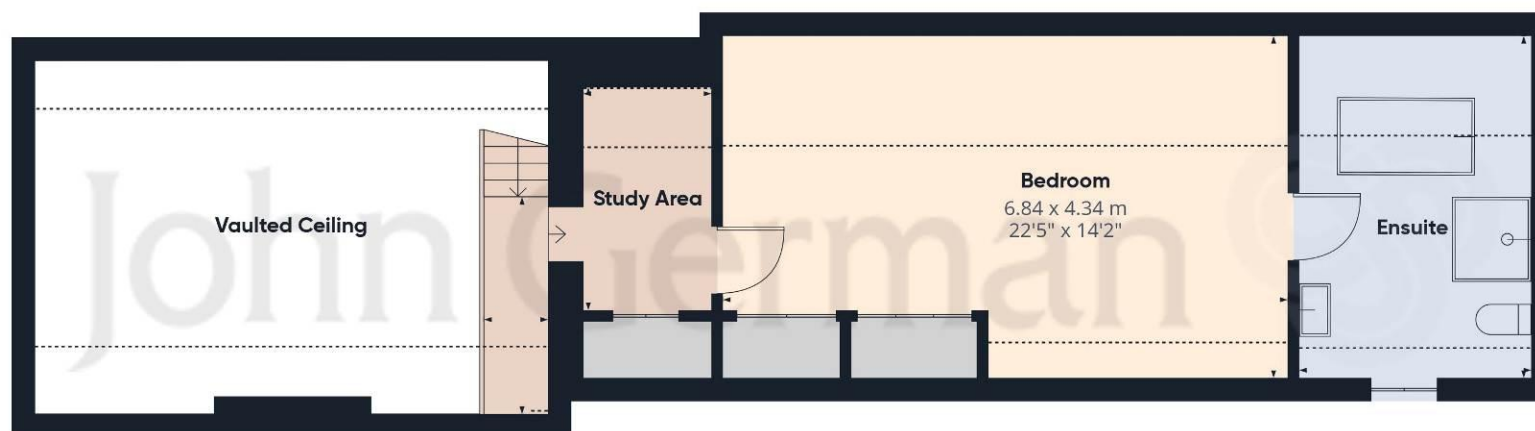
132.2 m²

1424 ft²

Reduced headroom

18.2 m²

196 ft²



Floor 1

(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.

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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.

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		
55-68	D		62 D
39-54	E	53 E	
21-38	F		
1-20	G		



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