

# Unit 1 Dale Gap Farm

Barrow Hill, Rocester, Uttoxeter, ST14 5BX

John   
German





## Barrow Hill

Roicester, Uttoxeter, ST14 5BX

£450,000

**Stunning brand new barn conversion tucked away in its own private courtyard with a large private garden. The interior features an impressive open plan living space with exposed ceiling trusses, bi-fold doors opening onto the rear garden and a log burner, separate utility and guest cloaks/wc, 3 individual bedrooms and a luxury bathroom with full four piece suite.**

This charming newly completed barn conversion is finished to a very high standard with a 10 year building warranty. The sleek modern kitchen and separate utility area both come with brand new integrated appliances with manufacturers guarantees and there has been no expense spared with the rest of the fixtures and fittings including the luxury bathroom.

Rocester offers an excellent range of amenities including shops, village inns, schooling, new JCB Academy and is surrounded by pleasant open countryside. It is an easy commute to nearby JCB and Uttoxeter which offers a more comprehensive range of amenities.

Access to the property is via a wooden five bar gate which opens into a private courtyard with extensive secure parking and a lawned front garden. There are two entrance doors off the courtyard, the first of which is a full glazed door with matching side panels that opens into a lobby which is open plan to the utility area that features dove grey high gloss handle-less base and eye level units, a quartz worksurface, inset stainless steel sink unit with mixer tap, integrated washer/dryer, built-in storage cupboard and a ceramic tiled floor. A fully glazed rear entrance door lead off the utility area out onto the rear garden whilst oak effect doors lead to the kitchen, cloak room and bedroom three.

The cloakroom has a ceramic tiled floor and is fitted with a low flush WC and a pedestal hand wash basin. Bedroom three is a spacious double with French doors opening out onto the rear garden.

On the opposite side of the lobby is the main living area with an entrance door out onto the courtyard, windows to the front and rear elevations and bi-fold doors opening onto the rear garden. The kitchen area is fitted with dove grey high gloss handle-less base and eye level units, quartz worksurfaces, an inset one and a half bowl stainless steel sink unit with mixer tap, integrated slimline dishwasher, built-in electric oven, four ring induction hob and extractor hood over. A ceramic tiled floor matches the utility. The kitchen leads onto a spacious living and dining space with a vaulted ceiling featuring exposed ceiling trusses and a log burner at the end.

Continuing through the property to the inner hallway with Velux skylights and provides access to the remaining bedrooms and to the luxury bathroom.

Bedroom one is a lovely large double aspect room with French doors opening out onto the courtyard whilst bedroom two has a window to the front also overlooking the courtyard.

The bathroom is fitted with a full four piece suite comprising panelled bath, large separate shower enclosure with rain shower and hand shower attachment, concealed flush WC and vanity wash basin with cupboard storage beneath. Touch control backlit mirror, full height ceramic tiling to two walls, ceramic tiled floor, opaque glazed window to the front.

Outside to the rear of the property is a fully enclosed lawned garden with gated access to an additional uncultivated garden area. At the bottom of the garden, gated access leads to a private pathway which provides rear access to the garden.

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

**Services:** Oil central heating. Drainage is via a sewage treatment plant. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/05062023

**Local Authority:** East Staffordshire Borough Council







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**Approximate total area<sup>(1)</sup>**

985.43 ft<sup>2</sup>

91.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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		102 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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