



The Old Barn  
Burton Road  
Midway  
DE11 0DP

£725,000

A HANDSOME & MOST DISTINCTIVE grade 2 listed 5 bedroom, 3 bathroom, 3 reception room detached BARN CONVERSION of 2653 sq ft occupying the most WONDERFUL PRIVATE PLOT, extending to approx 1/2 acre with OUTSTANDING COUNTRYSIDE VIEWS, landscaped formal gardens, large driveway with PLENTY OF PARKING.



# Property Features

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- Detached Home
- Versatile Interior
- 2653 Sq ft
- 1/2 Acre Plot
- Outstanding Views
- 5 Bedrooms
- 3 Bathrooms
- 3 Reception Rooms
- Landscaped gardens
- No Chain

## Full Description

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With a distinctive and handsome external facade, The Old Barn is a significant 5 bedroom, 3 bathroom detached barn conversion enjoying a spacious versatile interior of 2653 sq.ft enjoying a wonderful plot and position extending to approximately 1/2 acre of formal landscaped gardens with an extensive driveway and complemented by outstanding countryside views to the rear.

Dating back to the eighteenth century and having remained in the same family for many years, this much-loved family home has been carefully maintained and significantly altered to create a spacious well presented home offering a very versatile interior, designed with home entertaining in mind both inside and out.

With an impressive entrance hall, you are warmly welcomed into the home, there are three formal reception rooms including a delightful sitting room with log burner, dining room and a recently extended garden room with a stylish

contemporary finish overlooking the garden. The well equipped kitchen enjoys a range of integrated appliances and is further complemented by the large utility room and cloakroom/wc.

On the first floor are 5 good sized bedrooms including two that are en-suite and a separate shower room.

With a shared approach onto the large driveway there is plenty of parking for multiple vehicles, with side access to the side of the property with two outside stores and access to the rear garden. The fabulous south facing rear garden has been carefully tended over the years, designed with outdoor entertaining in mind, with a substantial vegetable plot, covered seating and patio areas.

Perfectly positioned on Burton Road, The Old Barn is strategically placed for ease of access into Burton on Trent (5 miles) Swadlincote (1 mile) and Ashby de la Zouch ( 5 miles) all enjoying an excellent range of local facilities including shops, schools and regular bus services. The M42 at Ashby provides access to the midland's motorway network with Tamworth & Birmingham with an hours drive and the scenic National Forest is on the doorstep.

**TENURE** The property is Freehold

**COUNCIL TAX** The property is in Band F

**SPECIAL NOTE** Buyers should be aware that the sellers will retain a right of access via the 5-bar gate to the side of the property enabling access for maintenance of the land directly to the rear.





# Burton Road, Midway, Swadlincote, DE11

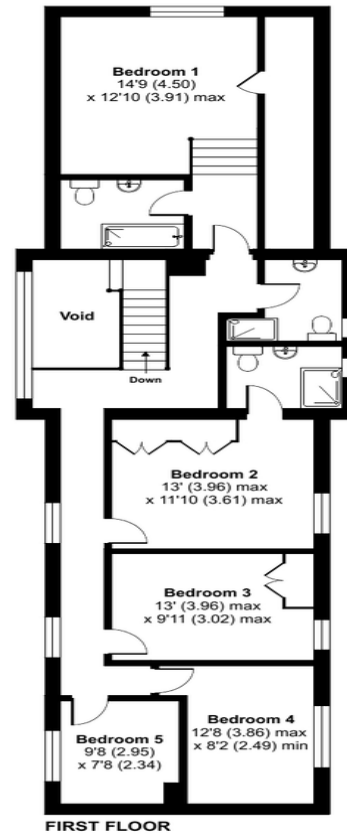
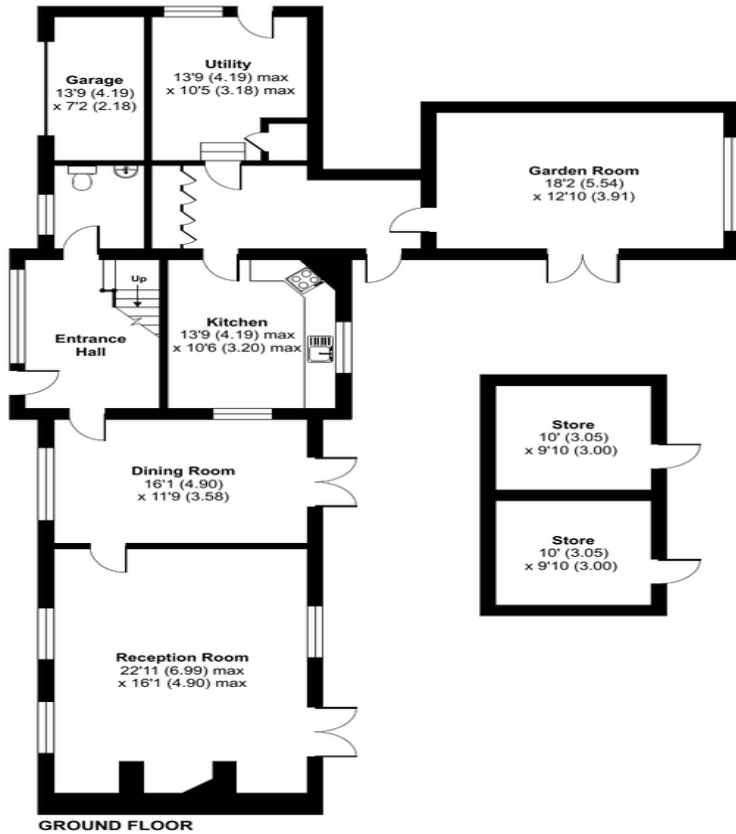
Approximate Area = 2653 sq ft / 246.5 sq m (excludes void)

Garage = 78 sq ft / 7.2 sq m

Store = 206 sq ft / 19.1 sq m

Total = 2937 sq ft / 272.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Whitehead's Estate Agents Ltd. REF: 985914

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