

The Mews, Paradise Farm

Needwood, DE13 9PB

John 
German





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£535,000

A beautiful barn conversion with a characterful interior set in established gardens in wonderful countryside surroundings featuring three reception rooms, four bedrooms, en suite to master, large drive and double garage.



Situated in wonderful countryside surroundings with open views to front is this beautifully presented barn conversion offering a superb home with a character interior. The location itself offers a real escape to the country yet with a high level of convenience being near Five Lane Ends putting the nearby centres of the cathedral city of Lichfield with its train services to Birmingham and London in easy reach, also being superbly placed for the nearby centre of Burton-on-Trent, Uttoxeter and the neighbouring village of Barton under Needwood, popular for its John Taylor catchment, all within easy reach.

Set behind a substantial front garden laid mainly to lawn with well established borders and a good expanse of block paved driveway providing plenty of off road parking and access to the double garage with twin electric up and over front entrance doors. There is a canopy porch which gives access to the reception hallway with doors leading off.

The lounge is a particular highlight featuring a high vaulted ceiling with exposed brick chimney breast and log burning stove adding that cosy feel. There is a window framing views to front, window to rear and patio doors opening to a conservatory, perfect for enjoying views across the pretty rear garden. Across the hallway is a dining room with two windows framing views across the rear garden. This room could also be used as a separate sitting room.

Also off the hallway is a superbly appointed bespoke kitchen, equipped with a range of base and eye level units with Corian worksurfaces over including a moulded sink, together with space for a dishwasher and a range. The kitchen also enjoys a dual aspect with windows to both the front and rear. An archway off the kitchen leads to a lovely breakfast room with window framing views to front and there is also a useful utility room with additional appliance space, fitted cupboards, door to rear and a useful internal door opening into the double garage.

From the lounge there is a substantial hallway giving access off to four bedrooms. The master is a particularly impressive double with fitted wardrobes providing plenty of storage, window framing views to front and an en suite shower room which has been refitted and upgraded with a large, glazed shower enclosure, fitted vanity units with inset wash hand basin and close coupled WC. The three further bedrooms all share a well appointed family bathroom with panelled bath having shower over and shower screen, pedestal wash hand basin and WC. Off the hallway there is also a useful guest cloakroom with close coupled WC and wash hand basin, a perfect space for coats and shoes.

To the rear of the property, it has a delightful enclosed courtyard garden with brick wall surround and gate leading out to lovely established gardens with well established borders showing plenty of colour and a mixture of raised planting beds and borders together with a pergola having established planting.

Please note, access to the property is over a neighbour's drive with a further neighbouring property having access beyond.

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

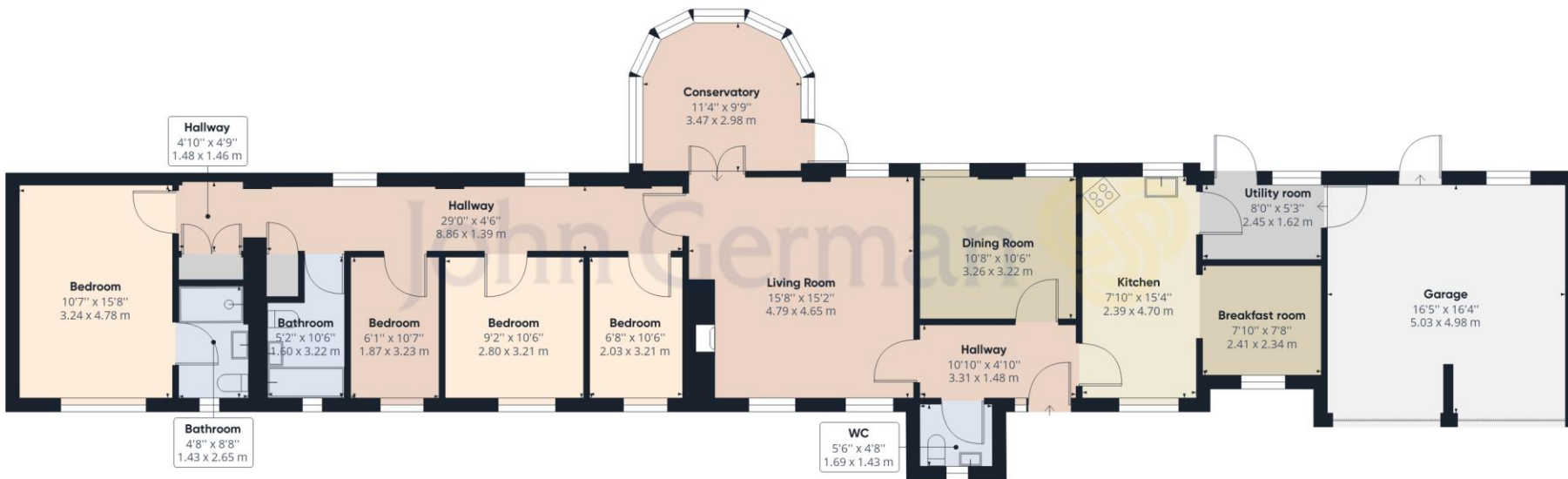
Services: No mains gas or drainage. LPG central heating. Drainage treatment plant shared by neighbouring properties situated on a neighbour's land. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/21082023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







Approximate total area⁽¹⁾

1719.35 ft²

159.73 m²

(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.



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	44 E	
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



