

The Old Barn, Sinai Park

Burton-on-Trent, Staffordshire, DE13 0QJ

John German





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£1,050,000

Set in idyllic countryside surroundings is this outstanding barn conversion featuring an exceptional interior including a stunning high quality kitchen/dining/living space, multiple living areas, four bedrooms and three bathrooms together with a triple car barn and workshop, standing in beautiful gardens with stunning views.



This detached barn conversion is set in an exclusive gated development adjacent to the historic Sinai House on high ground enjoying extensive views across surrounding countryside, Burton on Trent and beyond.

Standing in its own wonderful established gardens this impressive property has electric gates opening into a block paved drive together with a superb detached triple car barn with workshop. There is planning permission to add an additional garage and store.

This home offers stunning living space combining a character feel with tasteful contemporary additions, perfect for modern family life and entertaining with under floor heating throughout the ground floor.

The reception hall features oak flooring with oak doors leading off. The living room has a high vaulted ceiling with a wonderful brick fireplace with stove, revealed timbers and stairs to a lovely mezzanine home office/den with views down to the living room.

Without doubt the highlight of the barn is an outstanding extended and refitted kitchen/dining/living space. The exquisite kitchen is fitted with gloss finished units complemented by Corian work surfaces and a Tiger wood breakfast bar. Integrated Neff appliances including two ovens with slide and hide doors, dedicated steam oven, induction hob, microwave, Smeg rising extractor fan, fridge and freezer plus a Quooker hot water tap. Over the sink is gloss black electric touch open cabinetry. The dining/living area offers the perfect space to entertain with wide bi fold doors opening out to the gardens.

Off the kitchen area a hallway leads to a useful utility room, luxury bathroom and a bedroom that is currently being used as a gym.

Off the main entrance hall is a large double bedroom complete with built in storage and views to the front and rear and its own well appointed ensuite bathroom.

Completing the ground floor is a further bedroom and a guest's WC.

The landing leads to a lovely double bedroom with built in storage and across the landing is a luxurious dressing room with fitted storage (this could be easily removed to create a bedroom). Completing this floor is a bathroom with a four piece suite and storage cupboards off the landing.

The barn features extensive gardens in peaceful surroundings perfect for families to enjoy together. An impressive entertaining space has been created in the rear garden with contemporary glazed panelling around a paved terrace with pergola over and a brick built barbecue.

Approached via a shared private drive which has two remote security gates leading to this stunning location which is a hidden gem of Burton, situated - as previously mentioned - adjacent to the historic Sinai House, with some wonderful far reaching extensive views of Burton. Similarly, this position allows for direct access to enjoy excellent dog walking trails and footpaths through to Tatenhill.

Whilst enjoying an idyllic, rural setting, the property is also well-placed for commuting, with the A38 providing direct access into many Midlands commercial centres and the A50 to the M1 East Midlands. Conveniently, this property is also only a 5-minute drive from Burton's town centre and benefits from being in the catchment area for John Taylor High School.

Agents Notes:

-Access is along a gated private road.

-The property has a right of way through neighbouring land.

-The property is subject to an annual service charge which covers a sinking fund for maintenance of the road, garden maintenance of the communal areas and the private automated gate system.

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

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: There is no mains drainage. Drainage is to a shared biodisc tank installed in 2006.

Heating: Gas

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

Broadband type: Superfast 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 G

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

Our Ref: JGA/22042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor Building 1

Approximate total area⁽¹⁾

1975.18 ft²
183.5 m²

Reduced headroom

10.56 ft²
0.98 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

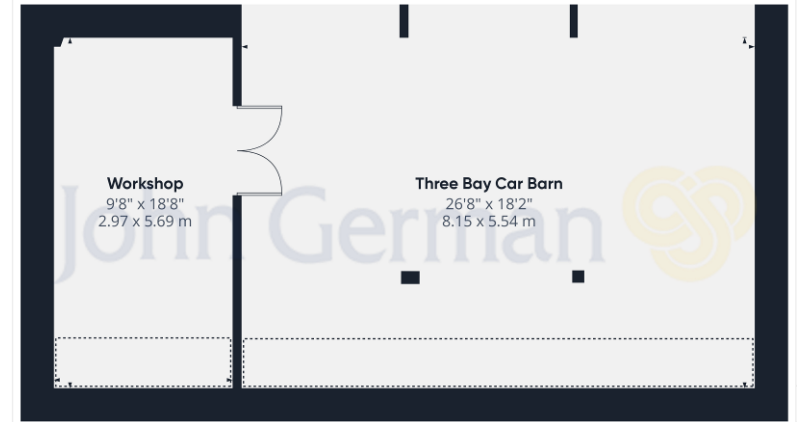


Approximate total area^m
622.06 ft²
57.79 m²

Reduced headroom
206.12 ft²
19.15 m²

Floor 1 Building 1

Reduced headroom
(below 1.5m/4.92ft)



Approximate total area^m
668.23 ft²
62.09 m²

Reduced headroom
91.18 ft²
8.47 m²

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	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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