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The Round House | Offers £845,000

Barbers





Features

- Impressive Four Bedroom Barn Conversion
- Large Garden, Glorious Countryside Views
- Stunning Open Plan Kitchen Dining Room with Bifold Doors, Utility, WC, Study
- Snug, Lounge with Bifold Doors to Garden
- Principal Bedroom with En Suite
- Patio Entertaining Areas, Kitchen Garden
- Private Parking, Garden Workshop

BRIEF DESCRIPTION

The Round House is an impressive Four Bedroom Barn Conversion that is presented to the highest of standards and has the most wonderful Gardens and Countryside Views.

Approached down a lane that leads to this small, select development, the Barn makes a great first impression with a wide lawned frontage and shared courtyard area. As you

walk up the path to the property the rotunda adds a real sense of style and flair to the building that continues throughout the property.

The custom oak front door opens to the Boot Room which has built in seat storage and coat hooks, tiled floor and a further oak door opens to the impressive Open Plan Kitchen Dining Room. This light, spacious and stylish

space is built into the rotunda, with high ceiling beams, a good range of kitchen units with granite surfaces over, induction hob with extractor fan over, and a very large central island with breakfast bar and integral sink, and integrated Neff dishwasher and fridge. A further wall of units houses the Neff ovens, microwave and coffee maker, and there's space for an American-style fridge freezer and a walk-in pantry. Off the Kitchen is the



Utility and Cloaks/WC. The Kitchen area has a smart Travertine floor with underfloor heating that continues into the Dining Room, which has bi-fold doors out to the Garden and stairs up to the first floor. To your right is the Snug - a lovely cosy space which the current owners use as a music room. Returning to the Dining Room and double doors open to the light and spacious Living Room with log burner, smart engineered oak flooring and bi-fold doors to the patio - and a further internal oak door that leads to the Study.

Moving to the first floor and the quality of presentation continues with character oak doors and beams throughout. The Principal Bedroom has an engineered oak floor, two double built-in wardrobes, a feature window overlooking the gorgeous Gardens and a door to the En Suite with double walk-in shower.

Bedroom Two is a large double room, with a double built in wardrobe, Bedroom Three is presented as a twin room, and Bedroom Four is currently used as a hobby room. Completing the accommodation is the Family Bathroom with P-shaped bath with shower over.

Heading outside and it's hard to know where to explore next! Electric gates open to the private driveway that leads round to the back of the property where you'll find Parking for three cars and steps lead down to the Indian stone patio entertaining areas - one to the side of the house with raised beds and the other to the rear of the house with a large





pergola over the seating area, BBQ area and space for a hot tub. The large sweep of lawn has a mature herbaceous and evergreen border and leads you up to the kitchen garden. Here you'll find a stylish greenhouse, a summerhouse and raised fruit and vegetable beds - and you'll want to pause to take in the views out over the valley. A gate in the picket fence opens to a large, grassed play field with maturing fruit and ornamental trees.

Heading back towards the house and you'll find a large garden shed with light and power and store shed, and a path leads you back down to the gravelled parking area. In a nutshell, this is a wonderful, beautifully maintained Garden with views to die for! To the front of the house, you'll find the Garage set in a row of three outbuildings and this is currently presented as a workshop with tool store off it. It's worth noting that the long driveway is nicely maintained by the local farmer who occasionally uses it to access grazing land beyond the barn development.

We heartily recommend you view this property to appreciate the quality, light and space available - and those impressive gardens! Therefore, please call the team at our Market Drayton office on 01630 653641 to arrange a viewing.



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TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH

TELL: 01630 653641 or email: marketdrayton@barbers-online.co.uk

DIRECTIONS: From our office on Maer Lane turn right, right again on Smithfield Road, straight over the next two mini roundabouts, and then left on Stafford Street. Just before the Grove School turn right on Great Hales Street and then left on Berrisford Road, following the road round to the right where you'll see steps up to the Shropshire Union Canal. After approximately 1.1 miles you'll see a Barbers arrow pointing down the long driveway to the barns. Please Park in the central parking area and then follow the path up to the front door in the rotunda of The Round House.

SERVICES: We are advised that this is a Grade II Listed Barn Conversion with oil fired central heating, mains electricity, septic tank drainage and bore hole water. There is an informal agreement between the three barns for the bills related to the operation and maintenance of the pump room for water, the sewage system and a sinking fund that costs each property approximately £500 per year.

Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Newcastle Borough Council, Civic Offices, Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AG Tel: 01782 717717

FLOOR PLAN: Not to Scale **ENERGY RATING:** D **COUNCIL TAX BAND:** F

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PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.





The Round House, Hills Barns, Peatswood
 Main House gross internal area = 2,869 sq ft / 267 sq m
 Garage & Workshop gross internal area = 303 sq ft / 28 sq m
 Total gross internal area = 3,172 sq ft / 295 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



MARKET DRAYTON SALES
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