

Brookhouse Barn, Brookside

Rolleston-on-Dove, Burton-on-Trent, DE13 9BD



This barn conversion offers an impressive combination of character home with a **BRAND NEW INTERIOR** together with a lovely walled garden. Featuring a light and spacious living room, fully fitted kitchen/diner and two bedrooms it forms part of a charming **SMALL BESPOKE DEVELOPMENT** of the former Grade II listed Brookhouse Hotel in a **PRETTY VILLAGE** close to amenities.

£325,000



Brookhouse Barn offers a superb blend of character home with the benefits of a brand new interior in the centre of this pretty village location. The barn enjoys a lovely secluded position to the rear of the development, a peaceful spot but with all the benefits of being in walking distance to the local shops, pubs and primary school.

The barn is detached with an impressive landscaped walled rear garden with a paved terrace ideal for outdoor entertaining with a path and lawns either side. This light filled accommodation has a large coach house style window that opens into the open plan living room. The superb fitted kitchen/diner has French doors opening out to the walled gardens and is well appointed with a range of base and eye level units and integrated appliances including, oven, hob, extractor, fridge, freezer, dishwasher and washing machine, making this a home you can move straight into and enjoy. There is an inner hall which leads through to a new bathroom and onto a ground floor double bedroom. Stairs from the hall lead to a lovely bedroom with revealed beams adding to the character feel. There are two parking spaces at the rear of the walled garden.

Brookhouse Barn is currently being fitted out and taking shape. To view this amazing home please contact the office on 01283 512244 to book an appointment and for updates on the builds progress. The development will also feature 7 beautiful character apartments and three mews homes, for more information please call.

Agents note: The development is of the former Grade II Listed Brookhouse Hotel.

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

Property construction: Standard

Parking: Two spaces

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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

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

Our Ref: JGA/17072024

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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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