

Shrewsbury Barn

Stanton, Ashbourne, DE6 2DA

John 
German





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£745,000



A very stylish architect designed conversion of a period stone barn delivering versatile and flexible contemporary accommodation.

Stanton is a wonderful village in which to live with an active friendly community, where the village bus shelter serves as a focal point for the community to exchange home grown produce and raise funds for the village hall, which itself has a busy events committee and provides a gathering place for locals, bringing villagers together for numerous social events. The nearby market towns of Ashbourne and Uttoxeter offer a wide range of amenities whilst the Duncombe Arms at Ellastone and The Royal Oak at Mayfield are two well known local pubs worth a visit. This home offers the opportunity for flexible family living, working from home or even an annex for a dependant relative if desired. All set within the heart of the village.

A double glazed entrance door leads into a light reception hall having a spiral staircase to a galleried landing above, feature exposed nature stonework and a glazed door to the rear garden. The ground floor main accommodation is tiled with underfloor heating. To the right, a wide doorway opens into the breakfast kitchen which is presented with contemporary style having attractive base and wall units in contrasting finishes surmounted by quartz worktops and upstands, double bowl stainless steel sink and mixer tap, Gorenje touch control electric fan oven and microwave, peninsula unit and breakfast bar with oak feature inlay having Siemens ceramic hob with extractor hood over, appliance spaces with plumbing for a dishwasher. A glazed door and picture window to the front opens to a pleasant patio. Off the rear of the kitchen is a hallway to the utility room and stairs off to the first floor study/bedroom and an external door leading out to the front. There is a ground floor utility room/cloaks having worktop with appliance space, inset stainless steel sink with mixer tap, plumbing for a washing machine, additional storage, low level WC and oil fired boiler.

At the centre of the home is a fabulous open plan living space with two wonderful, exposed king post roof trusses to the vaulted ceilings, architectural room dividers with an inset contemporary wood burner separating the dining and living areas. The dining area has a double glazed French door opening into the garden whilst at the far end of the living space, there is a staircase leading off with a snug area below. A French door also leads from the living area to the front patio.

Off this living space is a further sitting room having fireplace recess with wood burner on tiled hearth and dual aspect windows. This being a cosy retreat for winter months or by combining with the adjacent bedroom, would make a perfect annex for a dependant relative or spacious work from home study area. This has a useful base cupboard with sink and hot plate, together with an en suite shower room and a glazed door leading out to the front providing an independent access.

The stairs from the living area rise to the master bedroom suite comprising a character double bedroom with vaulted ceiling and glazed door to an exterior stone staircase. The bedroom has a walk in wardrobe/dressing room lit by a Velux roof light and an en suite with tiled shower, glazed screening, wash hand basin, bidet, WC, heated towel rail and Velux window.

From the main reception hall, a spiral staircase rises to a first floor gallery style landing with oak flooring, exposed stonework to walls and purlins, a Velux window and wrought iron balustrade. This area serves a double bedroom with exposed purlins and an adjacent luxury bathroom having a tiled floor with vaulted ceiling and exposed purlins, a free standing roll edge bath with mixer tap and shower, separate shower enclosure with drench style head, wall hung vanity with double inset wash hand basins and a WC. There is a heated towel rail and useful built in storage space, together with an illuminated mirror.

The barn is located in the centre of the village, accessed via a shared drive to ample parking space and manoeuvring area with a double garage having a Horman electric roller door, power point and lights.

To the front of the property is an attractive stone paved area, pathways and patios and a useful timber outside store. Access to the side of the property via a gateway leads to an attractive enclosed garden with stone patio area and pathways, flanked by lawns with raised vegetable planters and further patio with summer house secreted in the corner, forming an excellent BBQ and entertaining area. The whole garden is enclosed by mature planting. There is also a shed, numerous outside lights, water tap and oil storage tank.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank treatment system shared with the adjoining barn

Heating: Oil

(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 G

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

Our Ref: JGA/21082024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

3167.93 ft²

294.31 m²

Reduced headroom

155.86 ft²

14.48 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		



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