

# Wychnor Park

Wychnor, Burton-on-Trent, DE13 8BU

John   
German





# Wychnor Park

Wychnor, Burton-on-Trent, DE13 8BU

£550,000

A superbly appointed three bedroom barn conversion in a sought after rural location offering a blend of character and modern living, situated on a small select development.

This outstanding property is tastefully appointed throughout and seamlessly blends character features with modern fittings. It is set on a small private development of barn conversions that originally date back to the 1700's in a rural location yet so conveniently situated for the nearby Cathedral city of Lichfield, neighbouring village of Barton under Needwood with its John Taylor Academy, Alrewas and Burton on Trent.

Directions - From Lichfield proceed along the A38 past the junction for Alrewas and after approx. 1 mile take the Wychnor junction (signposted on the left). Follow the lane for just over a mile towards Wychnor Country Park and Wychnor Hall. The road bends to the right where The Grange development is situated on the left. What3words reference is [advances.twirls.thousands](#) that will take you straight to the property.

This particular barn enjoys a lovely position and is accessed via a front entrance door opening into the spacious reception hall which provides an impressive introduction to the property. A staircase rises to the first floor having a useful cupboard beneath. Leading off is a guest's cloakroom with WC and wash basin along with space and plumbing for a washing machine and a window to rear.

Across the hall is the stunning open plan light and spacious kitchen/dining/living room that is a fabulous place for families and entertaining. The kitchen area has a stylish range of units complemented by quality worktops and a matching island unit incorporating a breakfast bar, further units and storage space. Integrated appliances comprise a fridge freezer and dishwasher and a recess allows room for a range style cooker. The living/dining area has numerous windows and French doors flooding the room with natural light offering plenty of space for both dining furniture and soft seating. A feature fire place provides a warming focal point and set above is provision for a wall mounted television.

The first floor galleried landing has revealed timbers, windows to two aspects and a large double storage cupboard. The outstanding master bedroom is substantial in its proportions with a high vaulted ceiling, windows to the front and plenty of space for multiple wardrobes. It has the benefit of its own spacious ensuite comprising a double shower cubicle, WC, wash basin, modern tiling to the walls and a chrome ladder radiator.

Also leading off the master bedroom is the unique feature of a staircase that leads down to a dressing room that would also make an ideal home office, having a useful under stairs storage cupboard.

Bedrooms two and three are both generously sized rooms sharing the substantial family bathroom with a suite comprising bath, separate shower cubicle, pedestal wash basin, WC, towel rail/radiator and part tiled walls.

To the rear is a paved terrace, ideal for al fresco dining and entertaining, beyond which is a shaped lawn surrounded by display borders packed with a variety of plants and shrubs. Side gated access leads to the driveway giving access to a single garage in a separate block.

Fritch Cottage has the unique benefit of access to woodland that is shared by the residents.

**Note:** There is a service/maintenance charge of approx. £800 per annum.

**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:**

**Parking:** Drive and garage (in a separate block)

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** LPG

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

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

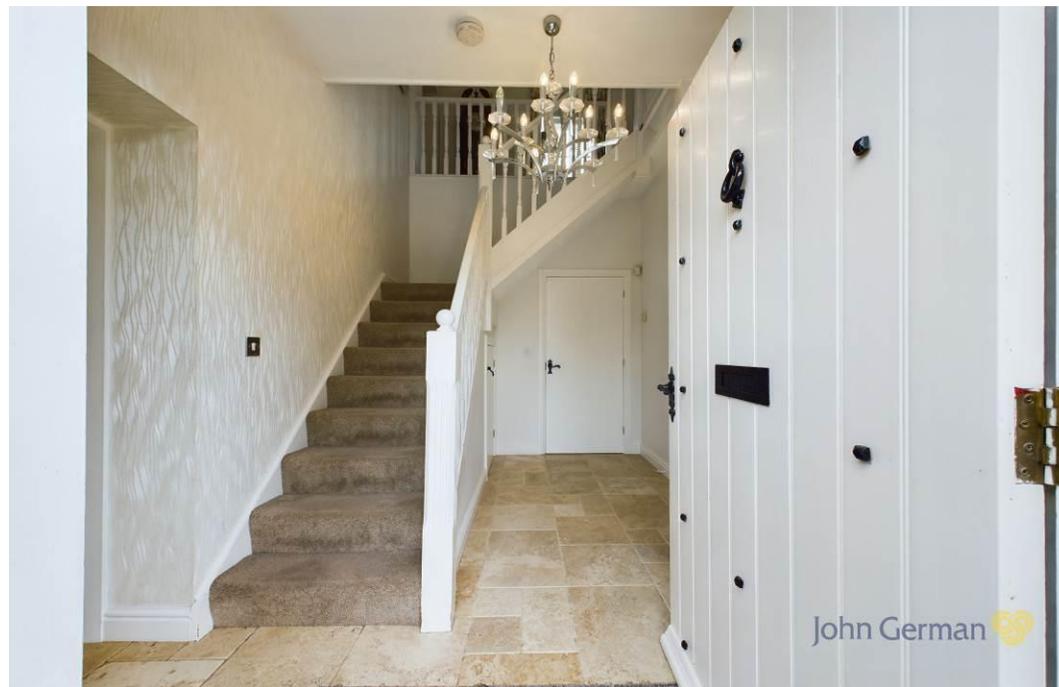
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04092024

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.















Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

1744.61 ft<sup>2</sup>

162.08 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 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		70 C
55-68	D	61 D	
39-54	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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



