

The Byre

Stenson, Barrow-on-Trent, Derby, DE73 7GB

John 
German





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£675,000

Set in semi-rural surroundings with excellent transport links is this impressive barn conversion with character features including revealed beams, vaulted ceilings, stone walls and brickwork together with a dining kitchen, two reception rooms, five bedrooms, en suite, family bathroom, a double garage and wonderful walled gardens.



John German are delighted to offer for sale this superb barn conversion offering a versatile family home on a fantastic garden plot. Lower Farm is well placed for the A38 and A50 providing excellent transport links to the nearby centres of Derby, Nottingham, Burton, Lichfield and beyond.

There is a wonderful array of character on display throughout the accommodation that begins with a front entrance door opening into the reception hall with doors leading off.

The living room has revealed stone and brickwork together with a high vaulted ceiling having exposed beams. A log burner is set within a brick surround and dual aspect windows overlook the walled gardens in addition to two front facing windows making this a lovely light room.

A separate dining room again has a high vaulted ceiling, revealed beams and stone wall. A window overlooks the garden and a door leads to the good sized dining kitchen with a high vaulted ceiling, equipped with a range of cream base and wall units, wood effect work surfaces over and a range style cooker within a brick and stone surround. Tiled floor runs throughout and into the dining area that offers space for a dining table, triple aspect windows and French doors opening to the rear garden.

Off the kitchen is a useful utility room with tiled floor, base units, additional appliance space, the LPG central heating boiler and an exposed stone wall.

Back to the hall off which is a guest cloakroom fitted with a two-piece suite.

Off the living room a door leads to an inner hall that in turn gives access to the bedroom accommodation and a bespoke staircase leads to the first floor. There are three double ground floor bedrooms including the impressive master bedroom having a vaulted ceiling and dual aspect windows. A further double bedroom has its own en suite fitted with a three-piece suite, part tiled walls and revealed beams, and a third double bedroom has two windows and revealed beams.

On the first floor is access to loft storage, two double bedrooms both with high vaulted ceilings and a bathroom fitted with a three-piece suite.

Outside

There are extensive lawned and walled gardens together with a paved terrace ideal for outdoor dining. The gardens extend around to the side, front and adjacent to the driveway. The Byre is situated off a private drive serving just a handful of other barn conversions. A driveway provides off road parking and leads to a double garage with window and door to the side.

Viewing is highly recommended to appreciate the plot, position and accommodation on offer.

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

Services: Mains water and electricity are believed to be connected to the property. LPG central heating. Private drainage via a septic tank installed in approx. 1997. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.southderbyshire.gov.uk

Our Ref: JGA/20102020

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G





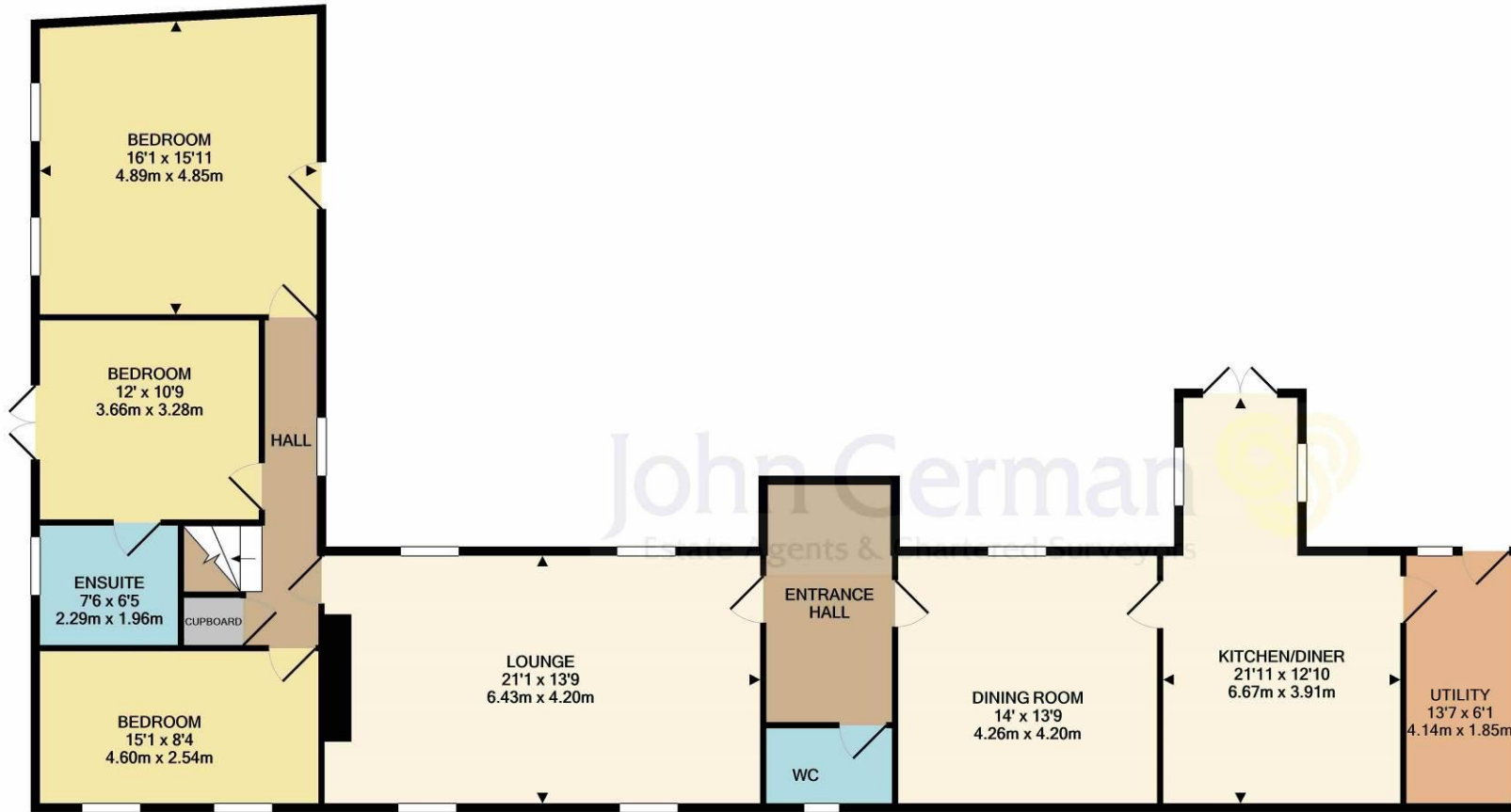
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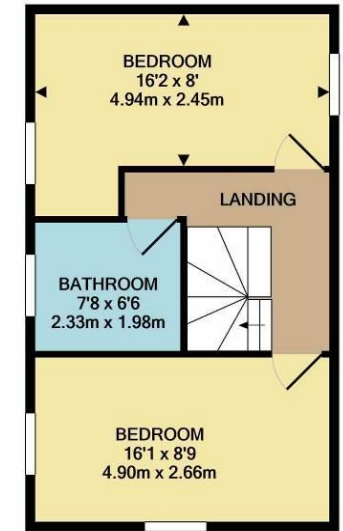








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING PRO MAP IMAGE

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		
55-68	D		56 D
39-54	E		
21-38	F	27 F	
1-20	G		



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