







**\*\* BESPOKE BARN CONVERSION \*\* DETACHED  
DOUBLE GARAGE \*\* 0.21 ACRE PLOT \*\* 360  
TOUR AVAILABLE \*\***

This charming barn conversion features a stunning combination of brick and dressed stone construction beneath a roof of Staffordshire blue tiles. The character property showcases double glazed windows in hardwood frames and stable-style external doors. It is accessed via a driveway leading to a gravelled parking and turning area, as well as a detached double garage.

Inside, the property offers superbly appointed accommodation, including an entrance hall with exposed brickwork, guest cloakroom, lounge with vaulted ceiling, dining room, well-equipped breakfast kitchen. Additionally, there is a separate study or fifth bedroom, two further ground floor bedrooms with an en-suite shower room, and a family bathroom. The first floor comprises two more bedrooms and en-suite shower room.



Located in the small hamlet of Beamhurst, approximately three miles from the town of Uttoxeter, this home benefits from proximity to Uttoxeter's racecourse, an excellent range of shops, schools, and general amenities.

 **ABODE**  
SALES & LETTINGS



## Hallway

With three central heating radiators, thermostat, exposed A-frame trusses to ceiling, two double glazed windows to the rear elevation, double glazed door leading to the rear elevation, wall lighting, smoke alarm, staircase rising to the first floor landing with a useful stair storage space, internal doors lead to:

## Kitchen

With exposed A-frame and trusses to ceiling, a double glazed window to the front elevation, the kitchen features a range of matching bespoke base and high-level storage cupboard and drawers with granite drop edge preparation work surfaces and complementary tiling to both floor and wall coverings. A range of integrated appliances include a four ring AEG induction hob with stainless steel extractor hood, fridge, oven/grill, freezer, washing machine and dishwasher, one a half stainless steel sink and drainer with mixer tap, LED downlighting and housing is the central heating boiler.

## Cloaks/WC

With a low-level WC, floating wash hand basin with tiled splashback and extractor fan.

## Dining Room

With two double glazed window units to both front and rear elevations, vaulted ceiling features featuring exposed A-frame beam work trusses, two central heating radiators, opening leading to:



## Lounge

With three double glazed window units to side and rear elevations, double glazed double doors lead to the patio, exposed timber A-frame beamwork to ceiling, feature exposed brick arched back to back fireplace. The lounge has two central heating radiators, telephone, TV aerial point and carbon monoxide detector.











### **Bathroom**

Featuring a three piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, P-shaped bath unit with curved glass screen and complementary tiling to both floor and wall coverings, chrome towel radiator, double glazed skylight to ceiling with exposed beamwork trusses and overhead storage space, extractor fan and spotlighting to ceiling.

### **Bedroom One**

With double glazed double doors leading to the rear patio with two adjoining double glazed window units, central heating radiator, wall lighting, telephone point, TV aerial point. Internal door leads to:



### **En-suite**

Featuring a three-piece shower room suite comprising of low-level WC, pedestal wash hand basin, corner shower cubicle with waterfall showerhead, complementary tiling to both floor and wall coverings, chrome heated towel radiator, extractor fan and spotlighting to ceiling.

### **Bedroom Three**

With a double glazed window to the rear elevation, central heating radiator, built in eaves storage and exposed beam work to ceiling.

### **Bedroom Five**

With a double glazed window to the front elevation, central heating radiator, exposed A-frame beamwork to ceiling and TV aerial point.

### **Landing**

With smoke alarm and doors leading to:



### **Bedroom Two**

With a double glazed window to the front elevation, central heating radiator, TV aerial point, exposed beamwork to ceiling, telephone point, internal door leading to:

### **En-suite**

With a double glazed skylight to ceiling, featuring a three-piece shower room suite comprising of low level WC with continental flush, pedestal wash hand basin with mixer tap, corner bath unit with waterfall shower head, exposed A-frame beamwork to ceiling, shaving point, chrome towel radiator, spotlighting to ceiling and extractor fan.

### **Bedroom Four**

With double glazed window to the front elevation, central heating radiator, exposed A-frame beam work to ceiling and TV aerial point.

### **Services**

Mains water and electric supply.

Oil fired central heating with a plastic tank situated to the north side of the garage.

Drainage: Water treatment plant; Klargester Biodisc servicing nearby properties. The plant is situated on the land of the neighbouring Beamhurst Hall Farm. Buyers of this property will legally cover a share of 4/13's. This includes the cost of (if required) maintaining, powering, repairing and renewing.





















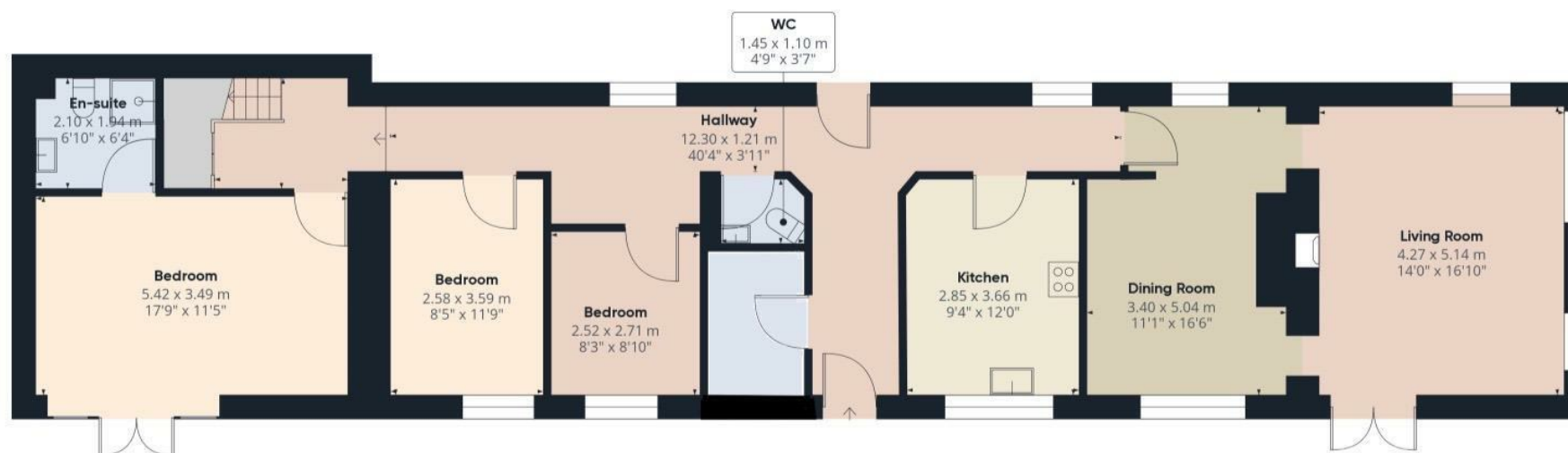




Highfield Barn

Penny Meadow E



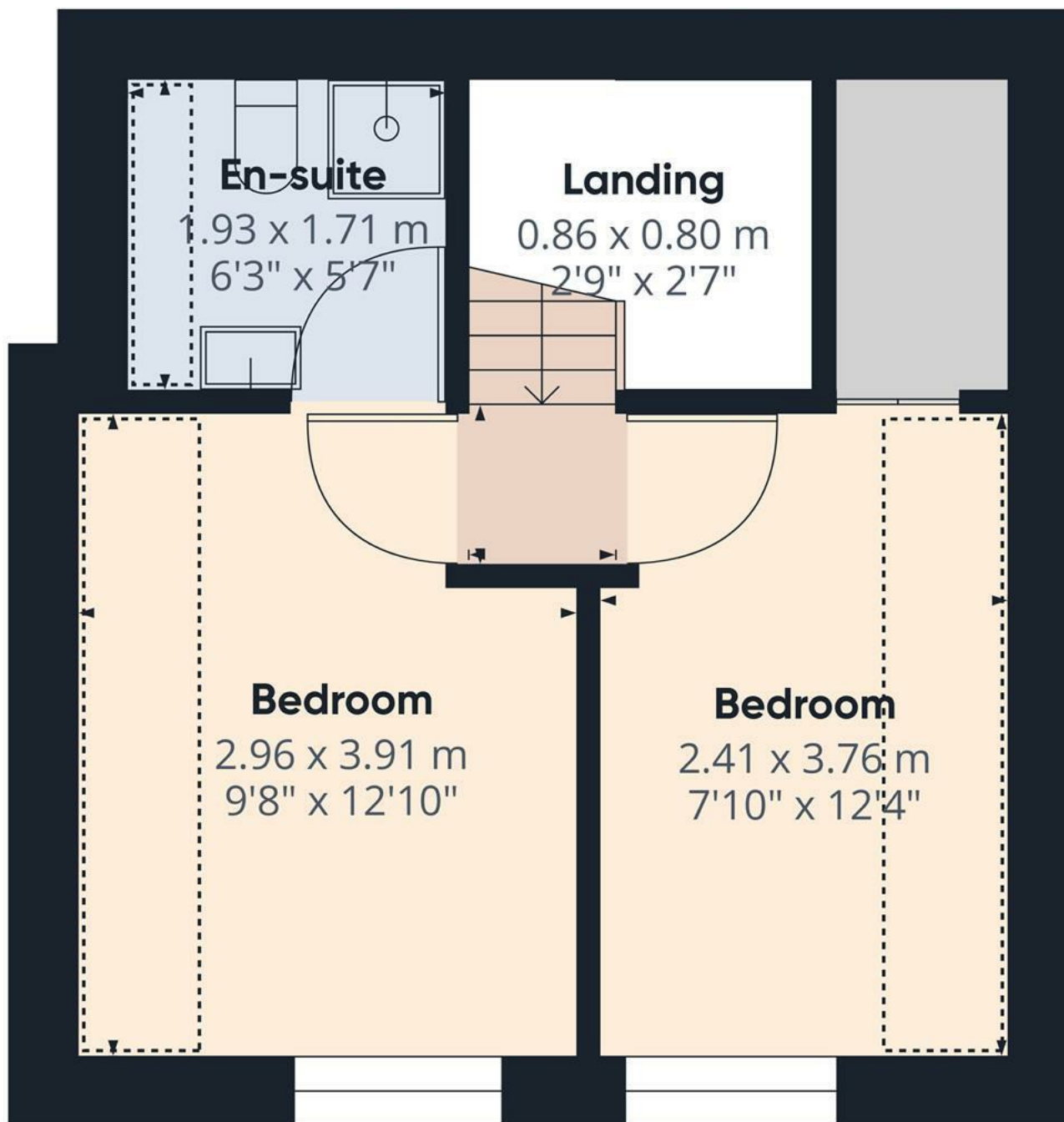


Approximate total area<sup>(1)</sup>

121.33 m<sup>2</sup>

1305.98 ft<sup>2</sup>





Floor 1

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

26.08 m<sup>2</sup>  
280.75 ft<sup>2</sup>

**Reduced headroom**

6.01 m<sup>2</sup>  
64.66 ft<sup>2</sup>

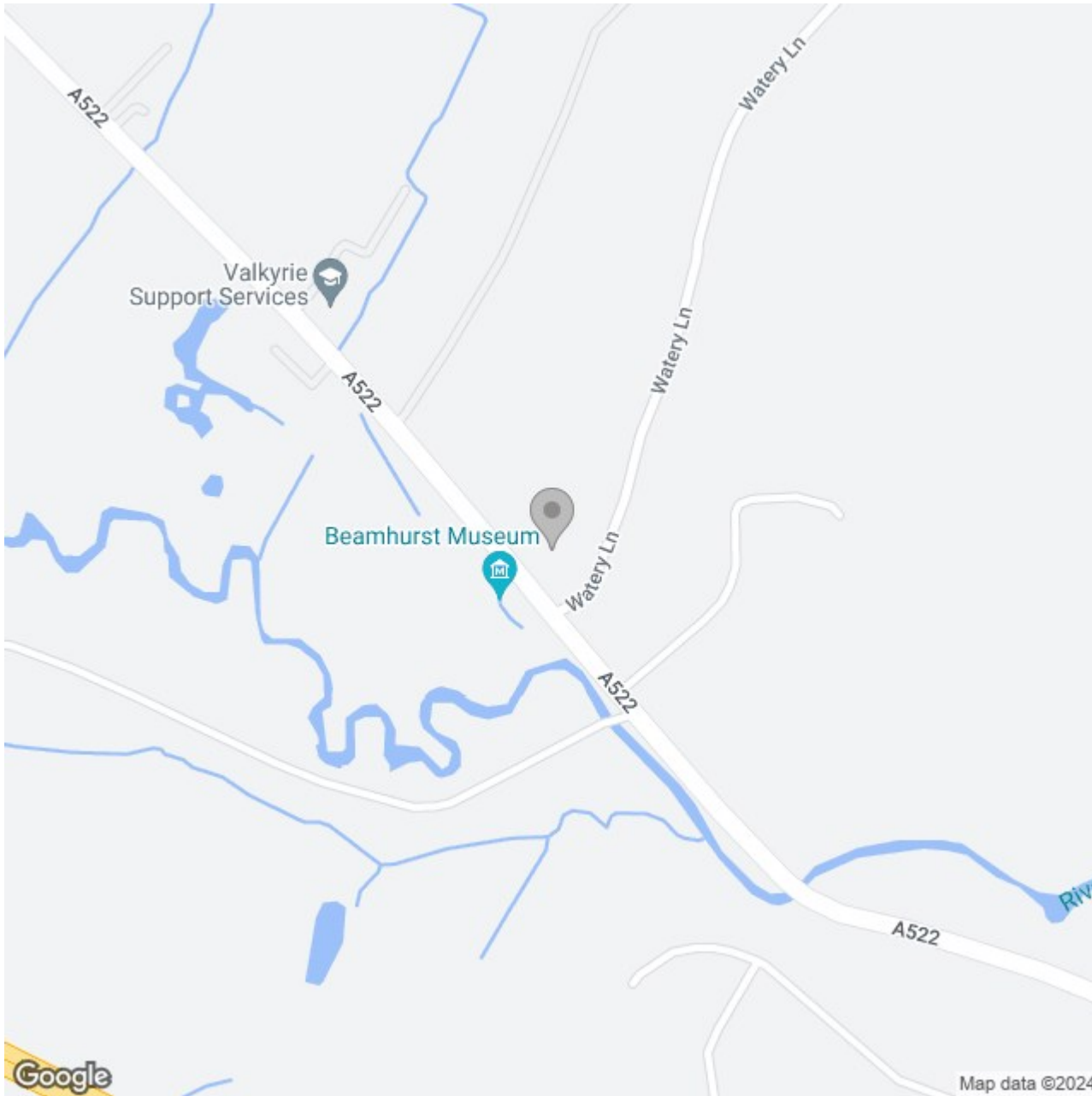
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	