







This exceptional, detached barn conversion stands out as one of the finest on the market, offering luxurious, underfloor-heated, single-level accommodation, appealing to a variety of buying demographics. It seamlessly blends rustic features with modern comforts, including stunning exposed ceiling beams, bi-fold doors leading to a private open air courtyard and en-suite shower rooms for each of the three bedrooms. Modern conveniences are seamlessly integrated, including fingerprint door entry, Click smart lighting, electric remote-control skylights, Bluetooth-enabled surround sound, and elegant brushed chrome switches.

The open-plan living area is thoughtfully designed to balance spaciousness and intimacy, anchored by a bespoke hand-painted kitchen and a well-equipped utility room. High-quality finishes such as polished Portuguese limestone flagstone flooring with matching skirting add to the sophisticated yet homely feel of this property.

The exterior is equally impressive, with off-road parking for at least two cars, and secure oak electric double gates opening into an enclosed, private courtyard garden. Although tucked away in a tranquil rural setting, this home is just a quick five-minute drive from Uttoxeter, offering convenient access to amenities including a Waitrose supermarket, a cinema, bowling alley, and a charming market town with boutique shops and inviting cafes.





## Entrance

Accessed via a secure Samsung fingerprint keypad entry and solid oak door opening to the:

## Hallway

On entry to the home, light adorns through the surrounding bi-folding doors leading to a light and airy private courtyard with cedar wood cladding and exposed boundary brick wall. Inside, ceiling spotlights, and ceramic tiled floors lead to:

## Open Plan Living/Dining Area

The seating area includes bi-fold doors to the courtyard, vaulted ceilings with exposed oak A-frame beams, double-glazed skylights, and side window. A stunning area to entertain and perfectly suited for family living. The bespoke kitchen has with a breakfast bar dividing the space, featuring a bespoke shaker-style kitchen with Iroko countertops and feature hanging downlights, a Rangemaster cooker (separate negotiation), pendant lighting, and space for an American fridge/freezer. Bi-fold doors, full height windows and veluxes to ceiling allow abundant natural light and a seamless indoor-outdoor feel. Opening leads to:

## Utility Room

Contains matching base and eye level units, an Iroko worktop, Belfast sink, plumbing for laundry appliances, and ample lighting through a skylight, side window, and garden-access door.

## Cloakroom

Having a low level WC, wash basin, drawer storage, and splashback tiles.



## Bedroom One

Features double-glazed doors to the courtyard, skylight with remote-controlled blind, fitted wardrobe, ceiling spotlights, and loft access, oak door leads to:

## En-suite One

Includes a contemporary en-suite wet room with a drench shower, Terrazzo-style flooring, skylight, and built-in storage, low level WC and bespoke wash hand basin with towel radiator.











### Bedroom Two

Equipped with a sliding iron door for storage, double-glazed front-facing windows and internal oak door leading to:

### En-suite Two

Featuring a three piece suite comprising of bath unit with shower over and glass screen, wash hand basin and low level WC, towel radiator and complementary tiling to both floor and wall coverings.

### Bedroom Three

Features double-glazed doors to the front courtyard with bespoke oak shutters, additional side window, oak door lead to:

### Shower Room

Having a shower unit and wash hand basin and storage facilities.

### Outside

Accessible from a shared country lane, the property offers a tarmac driveway with parking for three cars. Oak electric gates provide privacy for the garden area, which includes: A terrace with matching stone flag tiles, leading to an outdoor kitchen complete with a wood-fired pizza oven, BBQ grill, Belfast sink, and wood storage. A shaped lawn bordered by raised beds, a gravel-edged decked terrace, and a garden shed with power.



















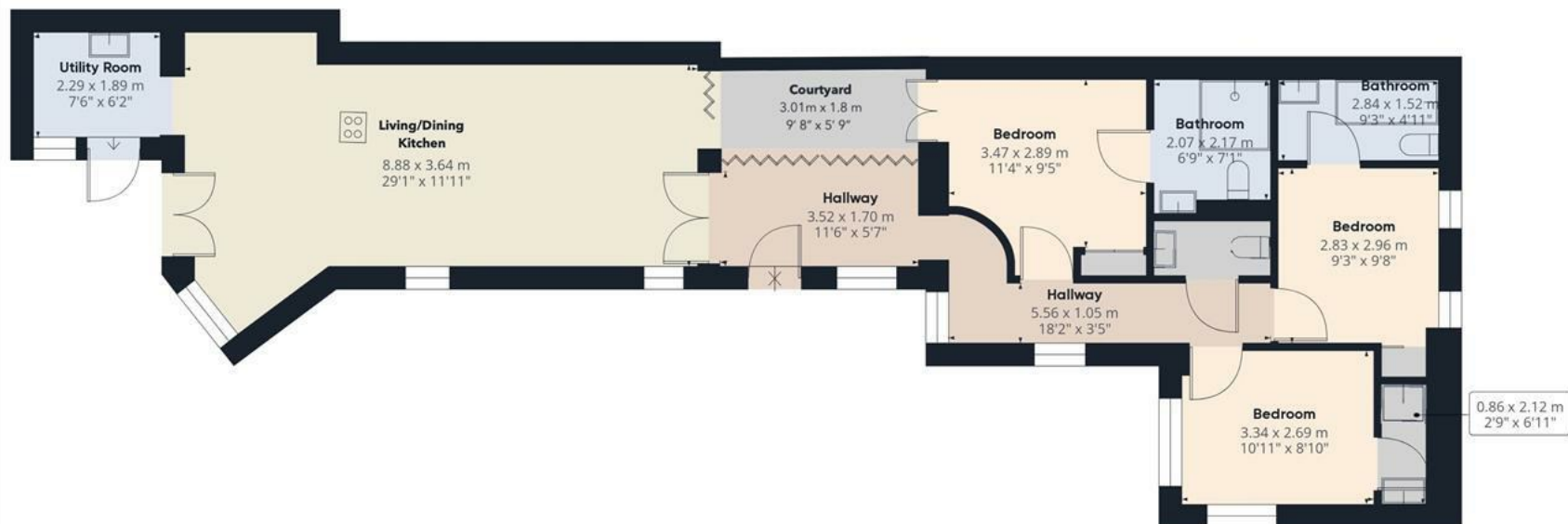












Approximate total area<sup>(1)</sup>

94.54 m<sup>2</sup>  
1017.62 ft<sup>2</sup>

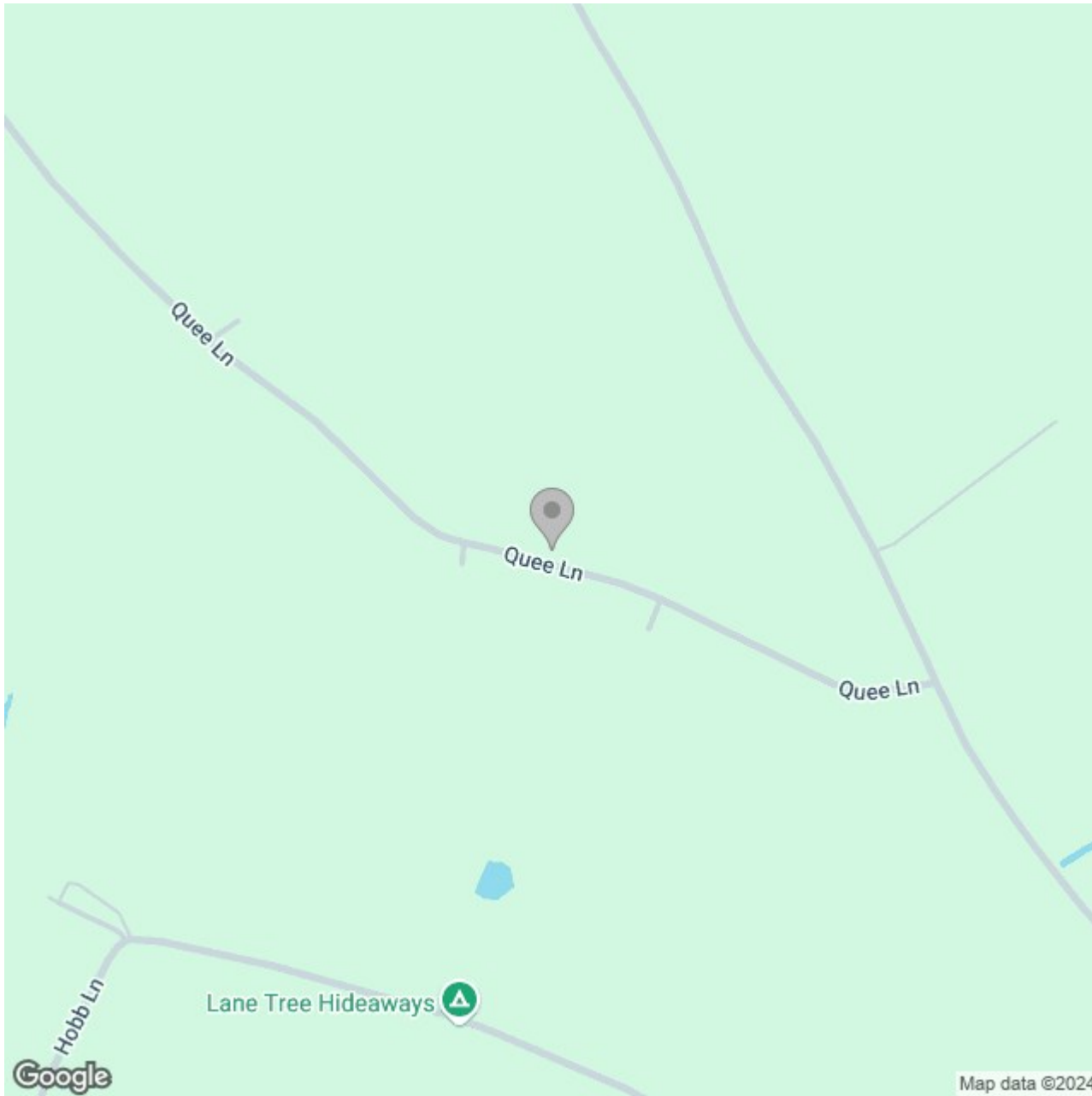
(1) Excluding balconies and terraces

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





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	