





Holly Barn is a beautifully designed four-bedroom home that combines impressive character features with contemporary living spaces. The property is entered via a solid timber entrance door with glazed panel, opening into a striking entrance hallway featuring a bespoke staircase rising to the first floor and access to the principal ground floor accommodation.



Accommodation

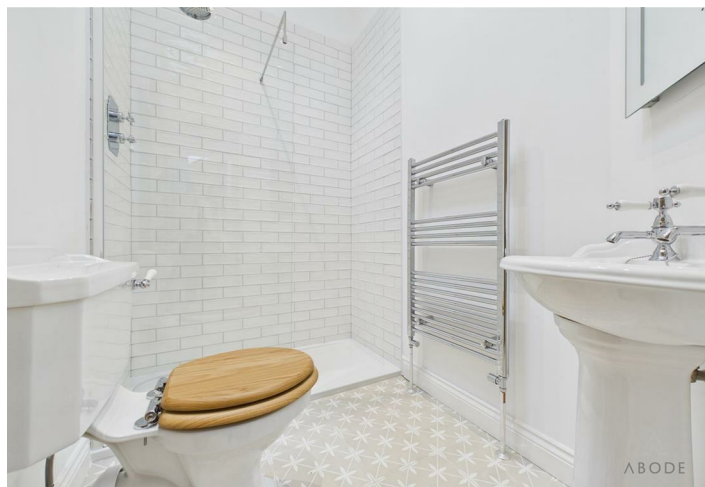
Positioned off the hallway is a versatile snug, which could equally serve as a fourth bedroom or home office, enhanced by bespoke wall panelling. The hallway then opens into a superb living room, a welcoming reception space benefiting from windows overlooking the front aspect together with bespoke fitted storage.

An oak staircase leads down to the stunning kitchen diner, undoubtedly the heart of the home. This exceptional space features a vaulted ceiling with exposed beams and skylights, creating a wonderful sense of space and character. Bi-folding doors open directly onto the patio and garden, whilst the room offers ample space for dining and entertaining. The bespoke kitchen is fitted with quality units complemented by quartz worktops, a breakfast bar, integrated storage and a freestanding range-style cooker. A separate utility room provides additional storage, quartz worktops, a sink and direct access to the rear garden.

The first floor landing benefits from skylights and provides access to four well proportioned bedrooms and the family bathroom. The principal bedroom enjoys the advantage of an en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom fitted with a contemporary three-piece suite including a bath with shower over. The fourth bedroom offers flexibility for a variety of uses, including a home office or guest accommodation.

Externally, Holly Barn enjoys a private landscaped garden and patio together with two allocated parking, all set within the exclusive gated Manor Farm development.







The Development

Manor Farm is an exclusive gated development comprising just nine bespoke homes, thoughtfully designed to combine character, craftsmanship and modern living. Offering a unique collection of two, three and four-bedroom residences, including eight two-storey homes and one single-storey dwelling, each property has been finished to an exceptional standard with carefully selected materials and high-quality specifications throughout.

Set within a private courtyard setting behind an electric sliding gate, the development enjoys a sense of privacy and exclusivity whilst benefiting from the charm and convenience of village life. The homes have been individually designed to complement their surroundings, creating a distinctive collection of properties unlike a traditional new-build development.

Private parking, landscaped surroundings and a carefully considered layout combine to create a development that offers both practicality and an exceptional place to call home.

Alongside the character and craftsmanship on offer, each home has been designed with modern energy efficiency in mind, benefiting from air source heat pump technology and infrastructure already in place for future solar energy integration.

Specifications

Each home at Manor Farm has been thoughtfully designed to combine character and craftsmanship with modern comfort, featuring a carefully selected specification throughout.

- * Bespoke designed kitchens individually tailored to each home.
- * Ground floor under floor heating.
- * Air source heat pump for each home
- * Premium quartz worktops.
- * Quality bathroom suites featuring fittings from the Bristan Heritage range.
- * Residence R9 double glazed windows, combining traditional character with modern energy efficiency.
- * Bespoke custom-made solid timber front entrance doors.
- * Private parking provided to each property (please refer to the site layout plan for individual plot allocations).
- * Visitor parking available within the development.
- * Built using traditional construction methods.
- * Planning permission has already been granted for a communal solar array within the walled garden, allowing homeowners the opportunity to further enhance energy efficiency in the future.
- * 10-year ABC+ insurance-backed structural warranty for added peace of mind.

Location

Walton-on-Trent is a highly regarded South Derbyshire village, offering a desirable balance of rural surroundings and everyday convenience. Surrounded by open countryside, the village enjoys a strong community atmosphere whilst remaining well positioned for access to a range of nearby amenities and transport links.

Within the village, residents benefit from a number of local amenities including the well-regarded Swan Inn, a traditional village pub, together with St Mary's Church, a village hall and recreational facilities. A wider range of shopping, leisure and day-to-day amenities can be found in nearby Burton upon Trent and Ashby-de-la-Zouch.

The village is particularly popular with families, falling within the catchment area for the highly regarded John Taylor High School, whilst a selection of primary schools are available within the surrounding villages.

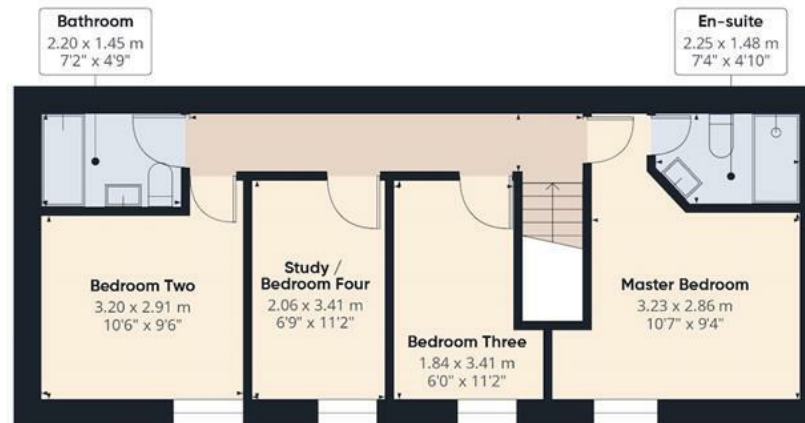
For commuters, Walton-on-Trent enjoys excellent connectivity, with the A38 providing straightforward access to Burton upon Trent, Derby, Lichfield and Birmingham. The A50 is also within easy reach, linking to the wider motorway network including the M1 and M6. Rail services are available from Burton upon Trent and nearby stations, providing connections to major regional and national destinations.

The village is also set to benefit from the new Walton Bridge replacement scheme, currently under construction and expected to open in the near future. Once complete, the bridge will further enhance connectivity and accessibility for residents, improving journeys to surrounding towns, villages and major transport routes.

Combining village charm, countryside surroundings and excellent accessibility, Walton-on-Trent remains a sought-after location.

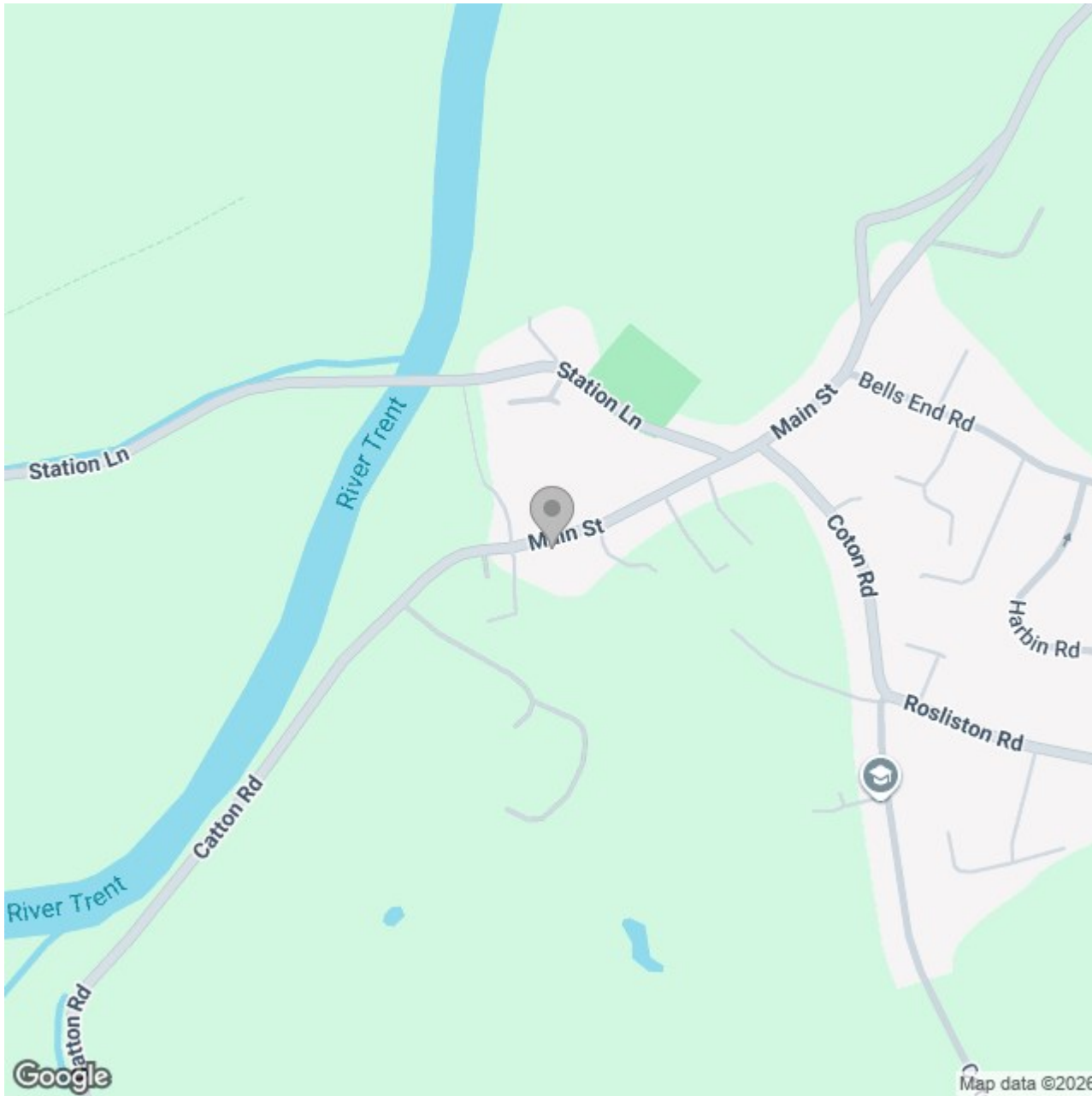


Floor 0



SITE PLAN





Energy Efficiency Rating

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