



**Old Stables,** Scotch Hills Lane, Barton under Needwood, DE13 8BP

 **Parker  
Hall**



An individual detached barn conversion offering a secluded and peaceful position, three/four double bedrooms and the much sought after John Taylor School catchment. Showcasing a wealth of character throughout, the Old Stables offers versatile and spacious accommodation and has been maintained to a high standard throughout. The property sits within a good sized plot, benefitting from gardens to the front, rear and side and having off street parking for three vehicles as well as access into a large tandem garage. The interiors comprise briefly reception hall, stunning lounge, dining kitchen, three double bedrooms, bathroom and master en suite to the ground floor, with a spiral staircase rising to the first floor where there is a fourth bedroom/home office/playroom and gallery overlooking the lounge and entryway. The ground floor features practical and attractive flagstone flooring with oil fired

under floor heating throughout and the Old Stables benefits from full double glazing.

The Old Stables lies just minutes from the popular village of Barton under Needwood, home to an excellent array of pubs, gift shops, village stores and further everyday amenities including the village hall, post office and Holland Sports Club. As a village well catered to family life there are a number of sporting events held at the Sports Club and Village Hall including tennis, football, cricket and rugby clubs. The property lies within a highly regarded school catchment area, with the Thomas Russell Infants and Juniors Schools feeding into and John Taylor High School, all of which are within Barton itself. Well placed for commuters, the property has convenient access to the A38, A50 and M6 Toll and rail stations in nearby Lichfield provides direct links to Birmingham and London.



- Individual Detached Barn Conversion
- Wealth of Character Throughout
- No Upward Chain
- Stunning Lounge with Wood Burner
- Spacious Dining Kitchen
- Three Double Bedrooms
- Fourth Bedroom/Study/Playroom
- Master En Suite & Family Bathroom
- Large Garage & Off Street Parking
- Front & Side Gardens & Rear Courtyard
- Secluded & Idyllic Position

**Reception Hall** 13.59 x 1.51m (approx 44'6 x 4'11)

The reception hall features windows extending into the gable end providing plenty of natural light and doors leading into:

**Impressive Lounge** 7.45 x 4.49m (approx 24'5 x 14'8)

A stunning living space having vaulted ceilings with exposed rafters, windows to two sides and bifold doors overlooking the gardens. The first floor gallery overlooks the lounge and the focal point of this spacious room is an 8kW wood burning stove with exposed flue

**Dining Kitchen** 8.24 x 3.03m (approx 27'0 x 9'11)

Another generous living space having one end dedicated to a formal dining area and the other to the kitchen. The kitchen comprises a range of cream wall and base units with solid butcher block style beech worktops over, housing inset sink with side drainer, an integral fridge and spaces for a range cooker and dishwasher, with the existing appliances being included in the sale. Windows overlook and a door gives access to the rear courtyard and the dining kitchen features exposed beams and rafters

A spiral staircase rises from the **Reception Hall** to:

**Home Office/Playroom/Bedroom Four** 7.61 x 3.69m (approx 24'11 x 12'1)

A versatile space currently used as an occasional guest bedroom and study, having skylights to two sides, exposed beams and fitted eaves storage. A door into:

**Gallery/Library** 3.54 x 2.17m (approx 11'7 x 7'1)

Another useful space having a skylight and overlooking both the lounge and entry way







Doors from the Reception hall lead off into:

**Master Bedroom** 4.49 x 3.65m (approx 14'8 x 11'11)

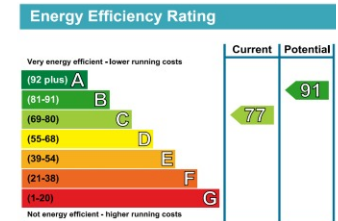
A spacious principal bedroom having a range of fitted wardrobes, exposed beams and windows to the front. Private use of:

**En Suite** 1.89 x 1.78m (approx 6'2 x 5'9)  
Comprising a white suite having pedestal wash basin, low level WC and a corner shower, with tiling to walls and tiled splash backs

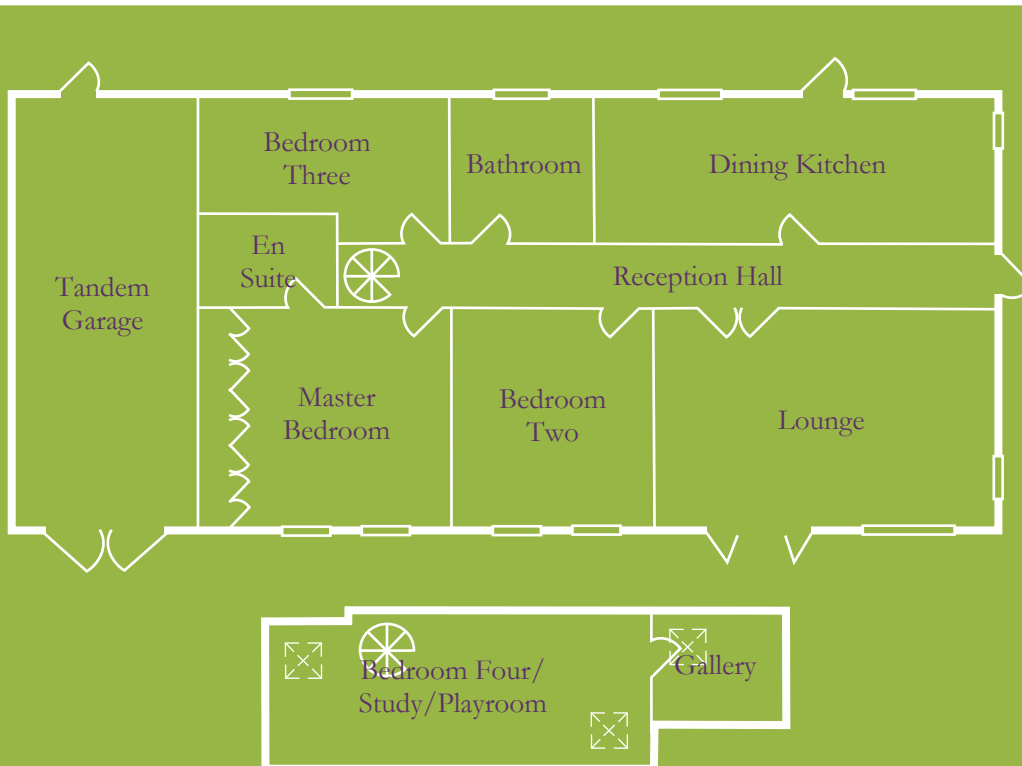
**Bedroom Two** 4.5 x 3.24m (approx 14'9 x 10'7)  
Having windows to the front aspect

**Bedroom Three** 4.31 x 3.07m (approx 14'1 x 10'0)  
Another double room having window to the rear aspect and exposed beams

**Bathroom** 2.98 x 2.21m (approx 9'9 x 7'2)  
Fitted with a Heritage suite having wash basin and WC fitted to vanity unit and a double ended bathtub, with a window to the rear and heated towel rail







## Outside

The Old Stables lies within a collection of bespoke barn conversions just minutes from Barton under Needwood. The property is accessed down a private lane leading to two additional properties and there is parking for three vehicles to the private driveway where there is access into:

**Tandem Garage** 9.8 x 2.75m (approx 32'0 x 9'0)

Having power, lighting, courtesy door to the rear aspect and electric doors to the front. There is ample storage to the first floor of the garage as well as provisions for a washing machine and tumble dryer

## Gardens

Good sized lawns extend to the front and side of the property being neatly maintained and edged with hedges to the perimeter and having a high level of privacy to the front aspect. To the rear of the property is a low maintenance gated courtyard having access into the garage and the kitchen

**Please Note:** There is an occasional charge for emptying the shared Septic Tank. No other

management charges are applicable

**Solar Panels:** The property benefits from a 4kW, maintenance-free, Solar PV installation



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.