



The Barn, Bell House Lane, Anslow, DE13 9PA



Offered with no upward chain is The Barn, a superb opportunity to acquire a stunning detached barn set within a generous third of an acre garden plot ideal for further development into an impressive family home. Having been previously used as office and studio space, this individual detached property originally dates back to 1872 where it was a stable block and coach house, with the existing property now lending itself to conversion into a stunning country residence. The current layout presents space for five bedrooms and a stunning open plan dining and living kitchen with minimal need for change. Slate flooring lies throughout most of the ground floor and The Barn showcases a

wealth of beautiful character including vaulted ceilings with exposed beams and trusses and exposed brickwork next to endless potential to tailor as the next owner desires.

The interior of The Barn lends itself to generous accommodation, with space to create a galleried reception hall, stunning open plan living and dining kitchen with bifold doors out to the gardens, a separate lounge and utility room, with rooms already laid out for four double bedrooms and three bathrooms to the ground floor. A central staircase rises to the first floor accommodation, ideal for conversion into a

most impressive master suite with potential for a second reception room or home study. To the front aspect are extensive lawns totalling approximately a third of an acre providing space to create a sweeping driveway to one side and a south facing courtyard lies to the rear. The property is serviced by LPG gas heating, hardwood double glazing and a shared septic tank.

Nestled within picturesque Staffordshire countryside, The Barn lies just minutes away from the sought after village of Anslow, where amenities including pubs, the Holy Trinity Church and the Anslow Primary School (which feeds into the renowned John Taylor

High School) can be found. Anslow is just 3 miles from the market town of Burton on Trent where there are a number of health and leisure facilities, such as a cinema, shops, restaurants, a library and more. The local villages of Tatenhill, Tutbury and Barton under Needwood are just a short drive away, all of which provide additional everyday amenities, rail services run from Burton on Trent to both Birmingham and Derby and there is a local bus service to Burton on Trent and the surrounding areas runs through the village itself. The International airports of Birmingham and East Midlands are both within an easy drive and the property is ideally placed for the A38, M6 Toll & A50.

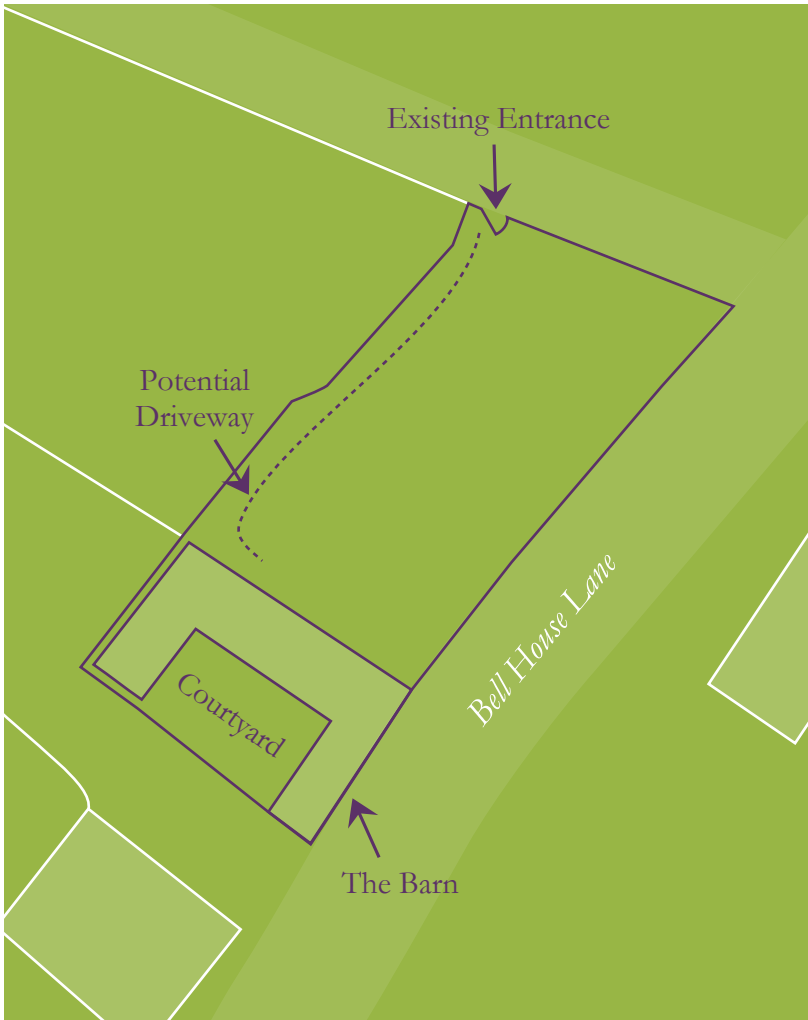
- Impressive Detached Barn Conversion
- Ripe for Conversion & Superb Potential to Remodel (STPP)

- Living Accommodation ideal for Galleried Reception Hall & Open Plan Dining & Living Kitchen, Lounge & Utility

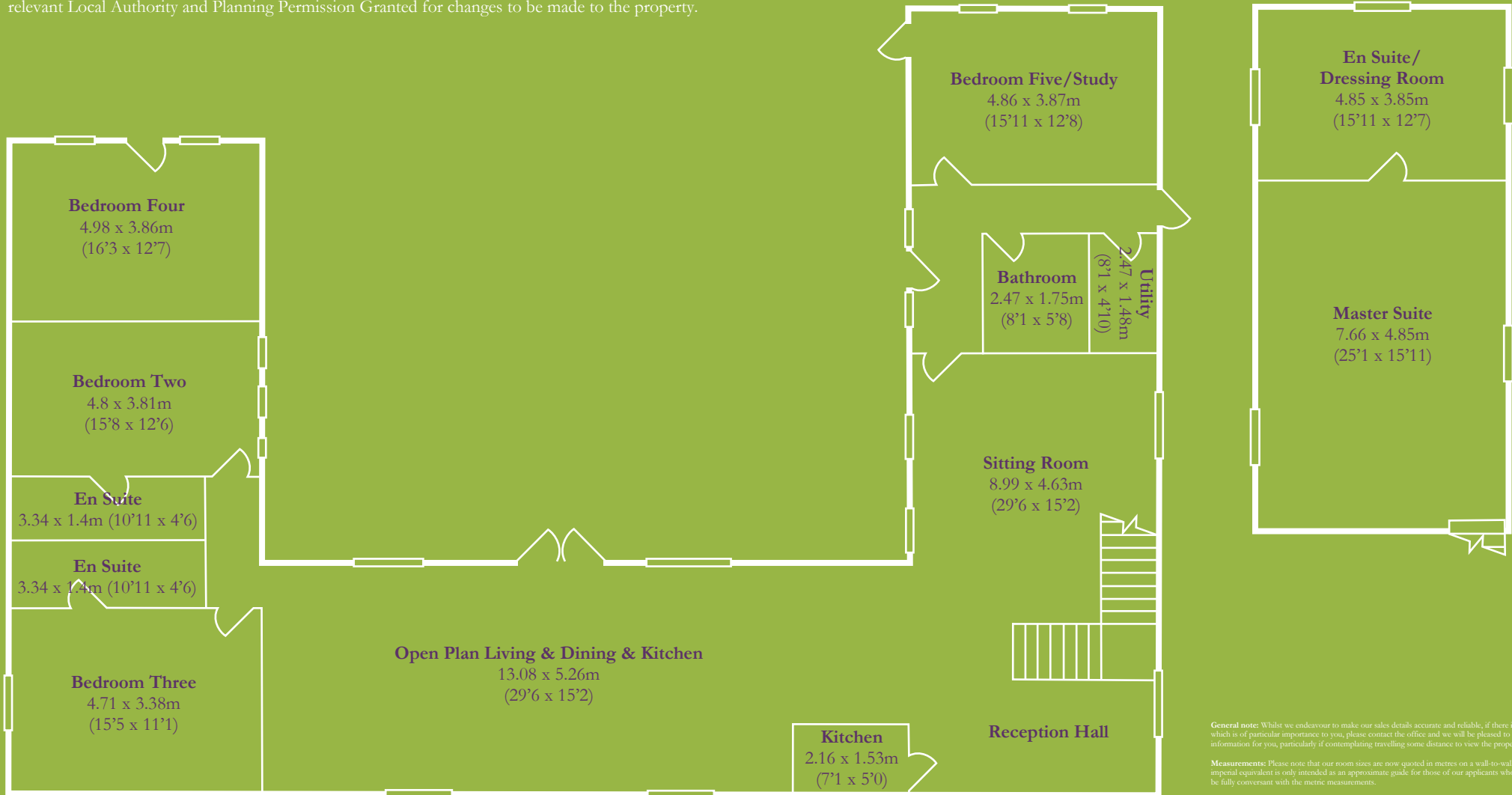
- Five Double Bedrooms, Four Bathrooms
- Generous Gardens of 0.3 Acre
- South Facing Courtyard

- Idyllic Rural Position
- John Taylor School Catchment
- Offered with No Upward Chain





Please Note: Room titles are for illustration purposes only. Any modifications would need to be approved by the relevant Local Authority and Planning Permission Granted for changes to be made to the property.



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.