



Dairy Barn, Captains Lane, Barton under Needwood, DE13 8EZ

An individual and most impressive detached barn conversion set on the outskirts of the popular village of Barton under Needwood, benefitting from contemporary open plan interiors, three double bedrooms and the desirable John Taylor School catchment. Showcasing a wealth of stunning character throughout, Dairy Barn forms part of a select development of just four bespoke barn conversions and offers beautifully presented accommodation comprising stunning open plan living and dining kitchen with vaulted ceilings, two double bedrooms and a shower room to the ground floor, with a spacious master suite and en suite bathroom on the first floor. Outside are attractive courtyard gardens to the rear and side and there is a private driveway with parking for two vehicles. Dairy Barn is serviced by mains gas central heating and wooden framed

double glazing.

The charming village of Barton under Needwood offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. The village is well served by schools having both the Thomas Russell infants and primary schools which feed into the highly regarded John Taylor Specialist Science School, all being within walking distance from the property. Well placed for commuters, the village is ideally placed for travel on the A38, A50 and M6, regular rail links from Lichfield provide access to Birmingham and London (in 80 minutes) and there is a daily bus service through the village. The International airports of Birmingham and East Midlands are also both within a comfortable drive.

- Individual Detached Barn Conversion
- Select Development
- Contemporary Open Plan Interiors
- Wealth of Character Throughout
- Kitchen with Integral Appliances
- Three Double Bedrooms
- En Suite Bathroom & Shower Room
- Courtyard Gardens to Rear & Side
- Parking for Two Vehicles
- Sought After Village Location
- John Taylor School Catchment
- Well Placed for Commuter Routes & Amenities

The front door opens into:

Impressive Living & Dining Kitchen 5.51 x 5.25m (approx. 18'0 x 17'2)

A stunning contemporary space showcasing vaulted ceilings with exposed beams and trusses, formed by a living area with feature wood burning stove, formal dining space and comprehensively fitted kitchen

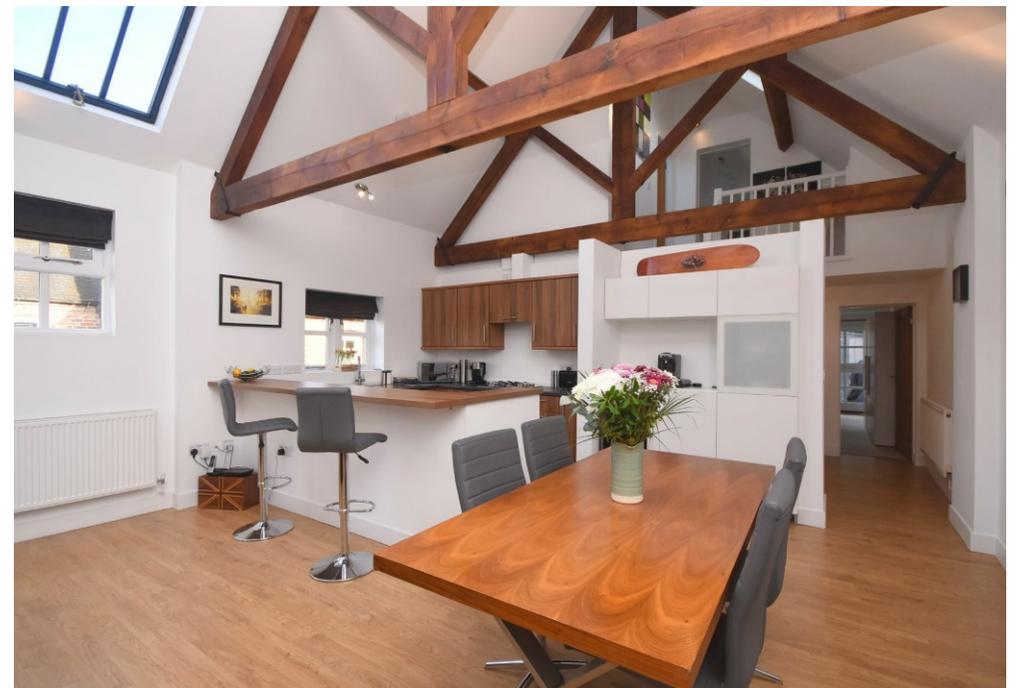
The **Kitchen** 2.7 x 2.62m (approx. 8'10 x 8'7) comprises a range of wall and base units with complementary worktops over, housing an inset sink with side drainer and integral appliances

including dishwasher, fridge, freezer, washer/dryer, oven and gas hob. The kitchen has been remodelled to add a breakfast bar and further fitted units with space for a wine fridge

There are windows to two sides, skylights providing plenty of natural light and an opening leading to:

Hallway

Stairs rise to the first floor **Master Suite** having a useful storage cupboard beneath currently housing a tumble dryer, and doors open from the **Hallway** to the two ground floor bedrooms and a shower room





Stairs rise to the first floor landing where there is a door to fitted eaves storage and an attractive outlook over the open plan living and dining space. Doors open into:

Master Bedroom 4.86 x 3.42m (approx. 15'11 x 11'2)
A good sized double room having windows to two sides, exposed beams and a range of recently fitted

wardrobes

En Suite Bathroom 2.35 x 1.74m (approx. 7'8 x 5'8)
Comprising a modern suite fitted with wash basin, low level WC and bathtub with shower unit over, having tiled flooring, tiled splash backs, chrome heated towel rail and a skylight



From the **Hallway**, doors open into:

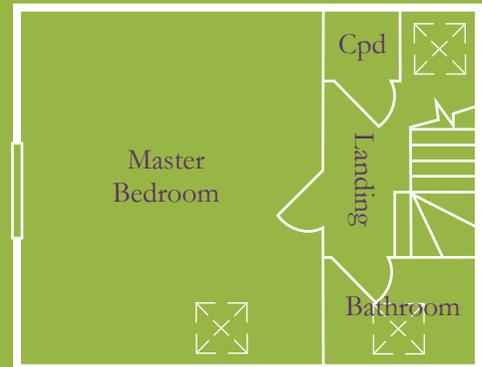
Bedroom Two 4.86 x 2.83m (approx. 15'11 x 9'3)
A spacious double room having windows to two sides

Bedroom Three 4.86 x 2.7m (approx. 15'11 x 8'10)
Another good sized double room having window

to the side and a stable door out to the garden

Shower Room 2.6 x 2.35m (approx. 8'6 x 7'8)
Comprising pedestal wash basin, low level WC and shower cubicle, with tiled splash backs, tiled flooring, an obscured window to the front and a chrome heated towel rail. A cupboard houses the mains gas boiler and hot water cylinder





Outside

Dairy Barn lies in a select courtyard of individual barn conversions on the peaceful outskirts of Barton under Needwood. There is a driveway providing allocated parking for two vehicles and a gated courtyard garden lies to the side aspect. To the rear is an additional gated garden having a character wall to one side

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.