



The Acorns, Burton Road, Callingwood, Needwood, DE13 9PU





Set on a generous plot benefitting from open rural views is The Acorns, a beautifully converted barn finished to a superb specification, showcasing contemporary open plan interiors, a wealth of character throughout and four excellent double bedrooms. Completed in 2018, this outstanding detached home was thoughtfully designed by a reputable local architect and offers well proportioned family interiors laid over a single level with bespoke finishings to include accented brickwork, exposed beams, vaulted ceilings, arched windows and oak doors throughout.

The impressive interiors are laid to entrance

hall, stunning lounge, open plan living and dining kitchen and utility room, with four double bedrooms accessed off the inner hall, serviced by a master en suite and family bathroom. Outside, an electric gated entrance opens into a generous driveway upon which there is planning consent for the erection of a triple car garage with studio over. The landscaped gardens are laid to paved pathways, lawns and terraces overlooking the stunning surrounding countryside. The Acorns is serviced by mains gas under floor heating throughout and a pressurised hot water system, Residence 9 bespoke windows, aluminium bifolding doors and Cat 6 cabling

throughout. A 6 Year Professional Person Certificate warranty is retained until 2024.

Callingwood is a rural hamlet positioned just outside Needwood formed by a collection of character bespoke cottages, farms and conversions. The area enjoys an idyllic countryside feel with the added convenience of being a short drive from the market town of Burton on Trent and local villages including Tutbury, Anslow, Rangemore and Abbots Bromley, all offering an array of convenience and leisure amenities. St Georges Park is within a mile and offers a members-only gym, Spa and a Hilton Hotel, and Hoar Cross Hall

and Day Spa also lies a short distance away. The property benefits from an excellent school catchment area, with the Needwood Primary school feeding into the Ofsted 'Outstanding' John Taylor High in Barton under Needwood. The Acorns is within close reach of commuter routes including A38, A511, A515 and A50, leading to commercial cities and towns including Derby, Ashbourne, Nottingham and Birmingham. Direct rail links to Birmingham and London can be found at two rail stations in Lichfield.





- Stunning Detached Barn Conversion
- Panoramic Countryside Views
- Wealth of Character Throughout
- High Specification Bespoke Finish
- Open Plan Dining & Living Kitchen
- Spacious Lounge
- Entrance Hall & Utility Room
- Four Superb Double Bedrooms
- Master En Suite & Luxury Bathroom
- Ample Parking & Electronic Gated Entrance
- Planning Permission for Detached Garage with Studio/Office Above
- Generous Landscaped Gardens
- Under Floor Heating & Cat 6 Cabling Throughout
- Professional Person Certificate Warranty
- John Taylor School Catchment

#### Entrance Hall

The front door opens into this reception hall which is fitted with bespoke storage and has a skylight. The hall opens into:

#### Open Plan Living & Dining Kitchen 6.8 x 4.3m (approx 22'4 x 13'10)

An immaculate space offering formal dining and a living area, all overlooking beautiful views. The bespoke kitchen is fitted with a range of gloss wall and base units with marble effect quartz worktops over, housing an inset sink with side drainer with Quooker boiling and filtered water tap, and a range of integral appliances including dishwasher, double oven, microwave, coffee machine, steam oven, induction hob, larder fridge and separate freezer. The kitchen has Karndean flooring and a central marble topped island provides a formal dining table as well as further workspace. Vaulted ceilings feature exposed beams and bifold doors to the side and front open out to the gardens and enjoy a picturesque outlook over the surrounding countryside

#### Stunning Lounge 7.3 x 4.8m (approx 23'10 x 14'4)

Another impressive open plan space having Karndean flooring, a window to the side, bifold doors to the front, a skylight and exposed beams and brickwork. Doors open to the Hallway and:

#### Utility 2.0 x 1.8m (approx 6'4 x 5'10)

With fitted with wall and base cupboards housing spaces for washing machine and tumble dryer, with an obscured window and exposed beams









### Hallway

With skylights and exposed beams, the hall gives access to a useful **Airing Cupboard** and into:

### Master Bedroom 4.6 x 4.2m (approx 15'2 x 13'7)

A stunning principal bedroom suite having a range of fitted wardrobes, exposed beams, a skylight and bifold doors with countryside views to the front aspect. With private use of:

### En Suite 2.6 x 2.05m (approx 8'6 x 6'8)

Fitted with a modern suite having wash basin and WC fitted to vanity units and a large shower, with tiled flooring, tiled splash backs, an obscured window, exposed beams and a lit vanity mirror

### Bedroom Two 3.5 x 3.2m (approx 11'6 x 10'4)

Having exposed beams and a window to the front

### Bedroom Three 3.6 x 3.2m (approx 11'8 x 10'4)

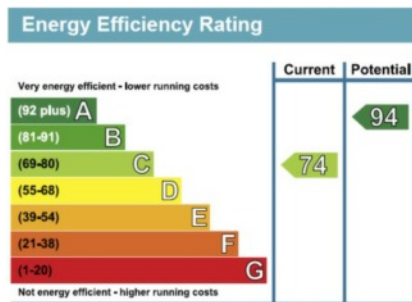
Another double room having an arched window to the front aspect

### Bedroom Four 3.6 x 3.2m (approx 11'7 x 10'4)

A fourth double bedroom having exposed beams, window to the front and fitted wardrobes

### Bathroom 3.15 x 2.45m (approx 10'4 x 8'0)

Comprising a luxury four piece suite fitted with wash basin and low level WC fitted to vanity unit, large shower and double ended bathtub, with tiled flooring, tiled splash backs, an obscured window, exposed beams, a lit vanity mirror and upper level loft storage













**Outside**, an electric gated entrance leads into the generous driveway to The Acorns, where there is ample parking and turning space and a paved pathway leading to the front door. Planning permission has been granted for the addition of a triple bay coach house style garage with a room above which would be ideal as a home office, studio or games room

The **Gardens** extend to the front aspect and are laid to paved pathways next to the property, well tended lawns and a terrace, all overlooking stunning countryside views



**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.