



Shannon, Kingstanding, Needwood, DE13 9PE

 Parker
Hall

Set within the exclusive gated Kingstanding development is Shannon, a bespoke three bedroom barn conversion showcasing a wealth of character throughout, a stunning master suite and open countryside views to the rear. Occupying an idyllic position in the rural hamlet of Needwood, this beautifully converted barn was completed in 2019 and enjoys spacious and well proportioned accommodation finished to an exceptional standard to include oak doors throughout, under floor heating and engineered oak flooring to the ground floor, a Neptune fitted kitchen and contemporary Villeroy & Boch bathroom suites. With much care and attention paid to every aspect of the quality finish, Shannon offers the appeal of a character barn with the practicalities of a newly converted home.

The deceptively spacious interiors comprises briefly dual aspect breakfast kitchen with utility room, two generous reception rooms, inner hall and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a master en suite, dressing room and shower room. All three double bedrooms feature vaulted ceilings with exposed trusses and beams, with a real feature of Shannon being the master suite which extends across the rear of the property and enjoys stunning rural views. Outside, the property benefits from private parking and landscaped rear gardens which again overlook the surrounding Staffordshire countryside.

Boasting a fascinating history, the Kingstanding barns date back to 1700s where they were originally the royal hunting lodge

for King George IV. During World War II, the area was occupied by the American military and Lancaster Bombers were refuelled nearby, inspiring the title of Shannon which has been given as a tribute to one of the Lancaster pilots who flew with the renowned 'Dambusters' 617 Squadron.

Kingstanding lies within the hamlet of Needwood, an area renowned for its rolling countryside, superb schooling and accessibility to nearby commuter routes and amenities. The local villages of Yoxall, Barton under Needwood and Abbots Bromley all offer superb amenities including general stores, boutique shops, pubs, post offices and more, with more comprehensive amenities available in the market towns of Burton and Uttoxeter or the Cathedral City of Lichfield.

The local school catchment includes Needwood Primary School and John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are an excellent range of Independent schools within close reach including Smallwood Manor, Repton and Lichfield Cathedral. Locally, leisure pursuits can be found at the FA's St Georges Park where there is a gym, spa, restaurant and bar, and the market town of Burton on Trent is home to additional shopping centres, restaurants and a cinema. Rail stations in Burton and Lichfield provide links to Birmingham and London, the property is well placed for access to the A50 and A38 and the International airports of Birmingham and East Midlands both lies within an easy 40 minute drive.



- Beautiful Converted Character Barn
- Exclusive Gated Development
- Exceptional Specification
- Two Spacious Reception Rooms
- Neptune Kitchen with Integral Appliances
- Inner Hall, Utility & Cloakroom
- Three Double Bedrooms & Shower Room
- Master Dressing Room & En Suite
- Private & Visitors Parking
- Landscaped Gardens with Stunning Views
- Idyllic Peaceful Setting
- 'Outstanding' School Catchment Area
- Well Placed for Amenities & Commuter Routes

The front door opens into:

Breakfast Kitchen 5.13 x 4.93m (approx. 16'10 x 16'2)

A spacious and comprehensively fitted Neptune kitchen comprises a range of wall and base units with complementary worktops over, housing an inset Belfast sink, integral dishwasher and a recess housing a Rangemaster dual fuel stove with extractor above. An island unit provides further workspace, storage and a breakfast bar and there are double doors opening out to the rear gardens. The kitchen has oak flooring and doors opening to the **Dining Room** and:

Utility Space

A useful space having fitted units housing spaces for a washing machine and fridge freezer, with an obscured window to the front and oak flooring. The wall mounted boiler is also housed in here

Dining Room 5.31 x 4.72m (approx. 17'5 x 15'6)

A spacious reception room having double doors out to the rear gardens, window to the side, oak flooring and exposed beams. Oak steps rise to:

Inner Hallway

With oak flooring, staircase rising to the first floor and doors into the **Cloakroom** and:

Drawing Room 7.21 x 5.16m (approx. 23'8 x 16'11)

Another superb reception room having windows to two sides, door to the front and exposed beams

Cloakroom

Fitted with a traditional Villeroy & Boch suite having wash basin set to vanity unit and low level WC, with oak flooring, a heated towel rail and a window to the side





An oak staircase rises to the **First Floor Landing**, having vaulted ceilings, exposed beams and windows to the side. Doors open into:

Master Suite 8.15 x 5.13m (approx. 26'9 x 16'10)
A most impressive principal bedroom showcasing three exposed trusses, exposed beams and windows to two sides. There is ample space to plot this bedroom into two double bedrooms if required. A door opens into:

Dressing Room 2.54 x 2.44m (approx. 8'4 x 8'1)
With a window to the front enjoying views, exposed beams and a door into:

En Suite
Comprising a Villeroy & Boch suite having wash basin set to vanity unit, low level WC and walk in shower, with tiled flooring, tiling to walls, a chrome heated towel rail and a window to the front

Bedroom Two 4.45 x 3.73m (approx. 14'7 x 12'3)
Having windows to the side and impressive exposed trusses and beams

Bedroom Three 3.73 x 3.73m (approx. 12'3 x 12'3)
Another double bedroom having exposed beams and a window to the side

Shower Room
Comprising a modern Villeroy & Boch suite having wash basin set to vanity unit, low level WC and double shower, with tiled walls, tiled flooring, exposed beams and a chrome heated towel rail









Outside

Shannon is set within the exclusive Kingstanding development, formed by a collection of bespoke barn conversion and character homes which have been converted by a reputable local builder. Electric gates open into a lengthy driveway which leads between stunning countryside to the barns. There is a tarmac area allowing for visitors parking and the block paved driveway leads to the front of Shannon where there is private parking and access to the **Kitchen, Drawing Room** and round to the gardens

Gardens

Landscaped gardens lie to the rear aspect enjoying a most picturesque outlook over farmland and countryside. The garden is laid to a stone terrace leading onto lawns and is a simple canvas ideal to landscape further as the new owner desires



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.