



Hanbury Park Barn, Anslow Road, Hanbury, DE13 8TU



Nestled within scenic Staffordshire countryside is Hanbury Park Barn, an individual country barn conversion benefitting from spacious reception rooms, four good sized bedrooms, refitted bathrooms and a superb 1.6 acre plot including two paddock land and south facing gardens. Set within a desirable Ofsted rated 'Outstanding' school catchment area, this idyllic barn conversion showcases a wealth of character both inside and out and enjoys a most picturesque setting overlooking the surrounding countryside.

The interiors comprise briefly reception hall with vaulted ceiling, two spacious reception

rooms, breakfast kitchen, utility, cloakroom and fourth bedroom to the ground floor, with three bedrooms (one with refitted en suite) and a refitted bathroom to the first floor. There is also a second floor office/playroom and planning permission has been recently granted to add an additional reception room to the ground floor. Outside, a lengthy gravel driveway leads between the two paddocks to an ornate gated entrance leading into the driveway where there is ample parking and a large detached double garage. South facing gardens are laid to the front aspect, there is a charming walled courtyard to the rear of the barn and the two paddocks provide ideal

space to be utilised for equestrian use. Hanbury Park Barn presents a truly unique opportunity to reside in this idyllic setting and must be viewed for the location and accommodation offered to be fully appreciated.

Hanbury Park Barn lies on the outskirts of the popular village of Hanbury, a charming rural location home to amenities including a public house and restaurant and a playing field. The beautiful setting is renowned for outdoor pursuits including walking, cycling and horse riding, and a number of equestrian centres can be found nearby including Eland Lodge.

Further convenience facilities can be found in Tutbury where there are an array of traditional pubs, shops, cafes and the historic Tutbury Castle, and Burton on Trent offers supermarkets, shopping centres, a cinema and a train station. The property resides within catchment for Mosley Academy Primary School which feeds into John Taylor High in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The property is within easy reach of various commuter routes such as A515, A38 and A50 and the international airports of Birmingham and East Midlands both lie within a comfortable drive.



- Character Barn Conversion
- Picturesque Rural Setting with Open Views
- Generous Plot including Paddock Land
- Planning Granted for Extension
- Breakfast Kitchen with Aga
- Two Spacious Reception Rooms
- Reception Hall, Utility & Cloakroom
- Four Bedrooms & Office/Playroom
- En Suite & Bathroom
- Gardens to Front & Rear
- Charming Walled Courtyard
- Large Detached Double Garage
- Gated Entrance & Ample Parking
- 1.6 Acre Plot with Two Paddocks
- Outstanding School Catchment

Reception Hall

A feature walled pathway leads to the front door which in turn opens into the charming **Reception Hall**, having vaulted ceilings with beams, stairs rising to the first floor and wooden flooring. Doors open into:

Spacious Lounge 5.94 x 4.80m (approx 19'6" x 15'9")

An impressive reception room extending to a generous size, having windows to the front, double doors out to the rear courtyard and an inglenook fireplace housing a traditional oil fired stove

Dining Room 4.70 x 4.11m (approx 15'5" x 13'6")

Another spacious reception room having dual aspect windows and exposed beams. A door opens into **Bedroom Four**

Breakfast Kitchen 4.95 x 4.19m (approx 16'3" x 13'9")

This attractive kitchen comprises a bespoke range of painted wall and base units with granite worktops over, housing an inset Belfast sink, inglenook housing an oil fired Aga and an integral dishwasher. There is space for a fridge freezer and a central island unit provides further workspace, storage and a breakfast bar. There is a window to the side, double doors opening out to the front and tiled flooring

Utility

Having a window to the rear and space for a washing machine

Cloakroom

Fitted with a wash basin and WC



Stairs rise from the **Reception Hall** to the **First Floor Gallery Landing**, where doors open into:

Master Bedroom 4.19m x 3.96m (approx 13'9 x 13'0)

A spacious principal bedroom having windows to two sides with rural views and private use of:

Refitted En Suite

Recently refitted with vanity wash basin, WC and shower, with tiled splash walls, tiled flooring, a skylight and a heated towel rail

Bedroom Two 3.96 x 2.97m (approx 13'0 x 9'9)

Another good sized double room having a window to the front with rural views

Bedroom Three 3.93 x 3.02m (approx 12'11 x 9'11)

Having a window to the front with open views

Refitted Family Bathroom 2.06 x 2.01m (approx 6'9 x 6'7)

Comprising a modern suite having vanity wash basin, WC and bathtub with shower unit over, having tiled walls, tiled flooring and a heated towel rail

Stairs rise from the **Landing** leading to:

Study/Loft Conversion 4.21 x 2.36m (approx 13'10 x 7'9)

Ideal as a home office or playroom, having eaves storage and Velux skylights

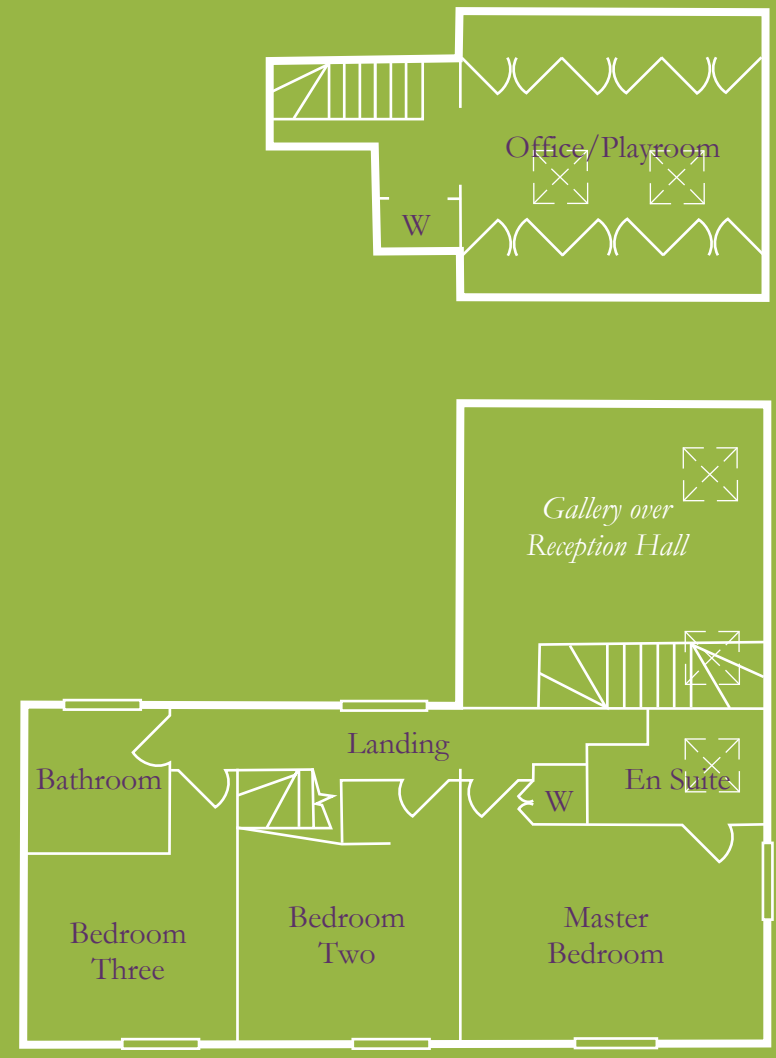
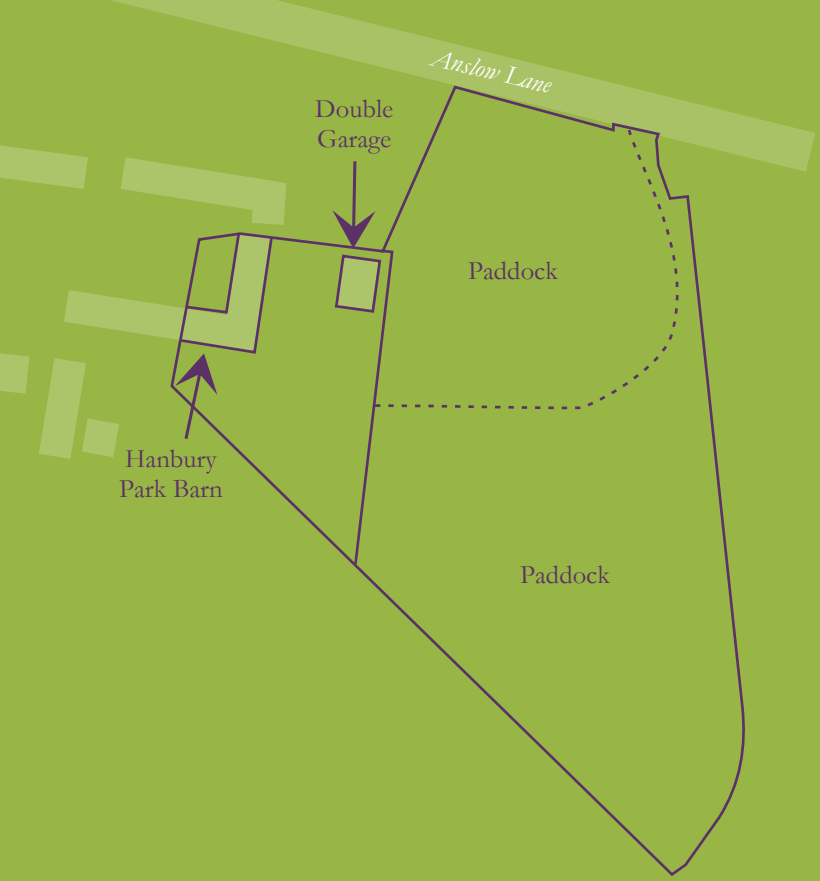
Bedroom Four 4.26 x 4.09m (approx 14'0 x 13'5)

This spacious ground floor bedroom is accessed off the **Dining Room** and features exposed beams and brickwork, tiled flooring, a window to the front and double doors out to the rear courtyard











Outside

A sweeping private drive leads off Anslow Road to gated access with opens into the generous driveway. There is parking and turning space for a number of vehicles as well as access into:

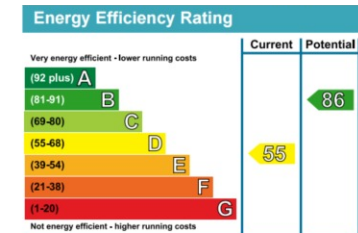
Detached Double Garage 7.56 x 5.43m (approx 24'10 x 17'10)

With twin entrance doors, power, lighting and a boarded loft space providing additional storage

Gardens

Set off the driveway are lawned gardens having gated access into the first of two paddocks. A charming **South Facing Walled Terrace** to the front of the barn provides an attractive space for outdoor entertaining whilst overlooking the views, and a charming **Walled Courtyard** is set to the rear aspect featuring an elevated terrace and ornate covered pond

Set to either side of the driveway are **Two Grass Paddocks**. **The overall plot** totals approximately **1.6 Acres** overall and there is gated access either from the driveway or gardens into both paddocks



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.