



New Barn, Belmont Road, Tutbury, DE13 9HJ



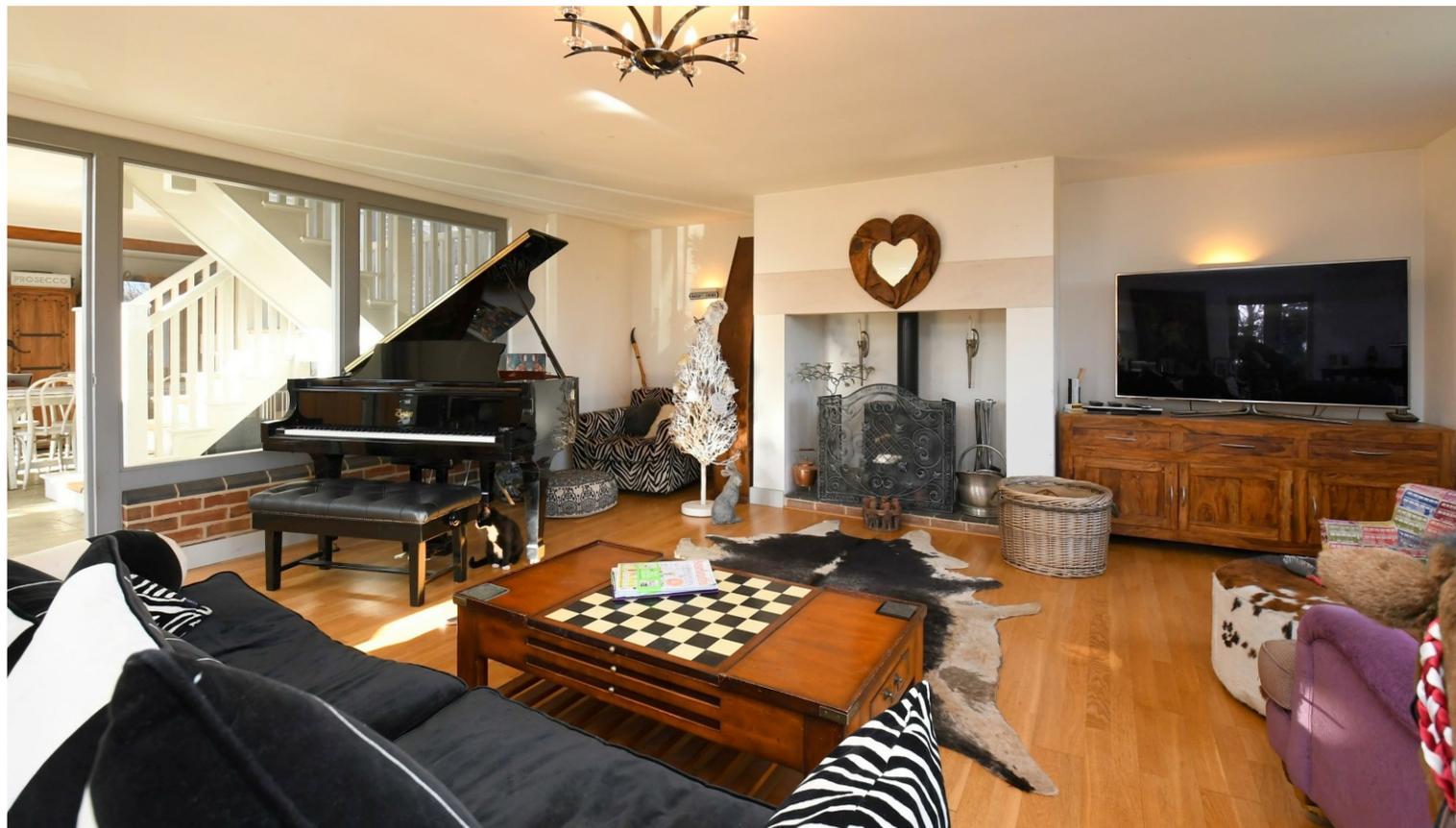
Enjoying a rural position on the outskirts of the popular village of Tutbury is New Barn, a contemporary barn conversion style home benefitting from impressive open plan interiors, four double bedrooms and attractive corner plot gardens. Enjoying rural views over surrounding countryside, this beautifully presented home was newly built in 2012 and showcases reclaimed character, a high standard of finish throughout including solid oak thumb latch doors and beautifully designed open plan living accommodation. The galleried reception hall features full height windows to the front and rear aspects and leads into two reception rooms and a comprehensively fitted kitchen, and there is a

utility and cloakroom to the ground floor also. To the first floor, the mezzanine landing overlooks the reception hall and leads off into four double bedrooms and a family bathroom, with the master bedroom being serviced by an en suite, dressing room and Juliette balcony enjoying uninterrupted countryside views. Outside, the gated entrance opens into a driveway with parking for a number of vehicles, and there is access into a large garage and to the secluded gardens which extend to the front and side of the barn. A further courtyard to the rear provides a space for alfresco dining. New Barn is serviced by mains gas central heating with under floor heating to the ground floor and double

glazing throughout.

Set on the edge of the rural village of Tutbury, New Barn lies in a desirable location being partway between idyllic countryside and the thriving character community. The village benefits from boutique shops, pubs, restaurants and cafés, a Post Office, a Lloyds bank, doctor's surgery, pharmacy, dental surgery, opticians, hairdressers, and village hall. The village hosts a farmers' market four times a year and historical interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568. The Richard Wakefield Primary School in the village feeds

into DeFerrers Academy in Stretton, and the property is within a short drive of the John Taylor Free School in Tatenhill. The market town of Burton is nearby and provides excellent shopping and leisure facilities including a cinema and supermarkets. Tutbury is well placed for links to the A50 and A38, and convenient rail links are easily accessible from Tutbury & Hatton railway station which is within an easy walk from the property.



- Contemporary Barn Conversion
- Idyllic Village Location with Views
- High Specification & Character Features
- Galleried Reception Hall
- Two Spacious Reception Rooms
- Kitchen with Integral Appliances
- Utility & Cloakroom
- Four Double Bedrooms
- Master Dressing Room & En Suite
- Family Bathroom
- Gated Driveway & Single Garage
- Corner Plot Gardens & Private Courtyard
- Peaceful Setting with Rural Views
- Well Placed for Village Amenities, Rail Travel & A50/A38

Galleried Reception Hall

An impressive welcome to this contemporary home, having central staircase rising to the first floor accommodation, flagstone flooring and full height windows to the front aspect. An oak and glazed door opens into:

Stunning Lounge 6.99 x 5.8m (approx. 22'11 x 19'0)

This impressive reception room features exposed brickwork and windows through from the **Reception Hall**. Windows to two sides overlook the gardens and a feature fireplace housing wood burning stove is set to raised tiled hearth with limestone lintel above

The magnificent hallway leads off open plan style into:

Dining & Living Room 6.34 x 5.59m (approx. 20'10 x 18'4)

This versatile space offers room for both dining and living areas and features a window to the front aspect and flagstone flooring. Leading into:

Breakfast Kitchen 4.37 x 3.6m (approx. 14'4 x 11'10)

This quality bespoke kitchen is fitted with a range of painted wall and base units and complementary island unit with granite worktops over, housing inset Belfast sink and a range of integral appliances including Neff hob with an Elica extractor hood over, electric Neff double oven, Miele dishwasher, fridge and freezer. There is flagstone flooring continuing throughout, a window to side overlooks the private rear courtyard and fields beyond and French doors open out to the gardens

Utility 2.52 x 1.66m (approx. 8'3 x 5'5)

Comprising full height, wall and base cupboard with granite worktops over housing an inset sink and spaces for both a washing machine and tumble dryer. Having flagstone flooring, a window to the side, door out to the gardens and a door into:

Cloakroom

Comprising a contemporary suite having fitted wash basin and WC, with flagstone flooring and a window to the side





The **Galleried Landing** overlooks the hallway below and has access to the insulated loft space and doors opening into:

Master Bedroom 5.88 x 4.52m (approx. 19'3 x 14'10)

A spacious principal bedroom having open countryside views from a Juliette balcony to the front aspect, Velux windows to the rear aspect and a thumb latch door into an **Airing Cupboard** housing the hot water cylinder. An opening leads into the **Dressing Room** where there are a range of fitted wardrobes and a door opens into:

En Suite 2.4 x 2.34m (approx. 7'11 x 7'8) - max measurements

Comprising a modern suite having pedestal wash basin, WC and walk in double shower, with tiled splash backs, heated towel rail and a Velux skylight

Bedroom Two 4.36 x 3.61m (approx. 14'4 x 11'10)

A spacious double room having windows to two sides and fitted wardrobes

Bedroom Three 5.0 x 2.55m (approx. 16'5 x 8'4)

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

Bedroom Four 5.04, 3.92 x 2.98m (approx. 16'6, 12'10 x 9'9)

A fourth double bedroom having window to the side and a Velux skylight

Family Bathroom 2.78 x 1.87m (approx. 9'1 x 6'2)

A contemporary suite comprises wash basin set to vanity units, WC and bathtub with shower over, with a chrome heated towel rail and a Velux window to the front









Outside

New Barn is set on the idyllic outskirts of Tutbury, having gated access from the lane into a generous driveway with parking for a number of vehicles. There is access into the:

Large Single Garage 5.93 x 2.89m (approx. 19'5 x 9'6)

Having power, lighting and manual entrance doors to the front

Corner Plot Gardens

The barn sits on an attractive garden plot which is enclosed with post and rail fencing and mature hedging providing privacy. Lawns extend to the front and side of the property and to the rear aspect is a charming private courtyard ideal for alfresco dining. The exterior benefits from power points, lighting and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.