



The Housemartins, Heath Farm, off Uttoxeter Road, Foston, DE65 5PX



Set within a secluded rural development is The Housemartins, a beautifully presented converted barn benefitting from a wealth of character, three bedrooms and landscaped front and rear gardens. Having been remodelled and extended by the current vendors, this charming country home forms part of the exclusive Heath Farm, a collection of similar character properties and conversions set at the end of a private drive. The extended accommodation comprises briefly reception hall, sitting room with wood burning stove, bespoke kitchen and dining room to the ground floor, with three bedrooms (included two spacious doubles) to the first floor serviced by a family bathroom and en suite. Outside, there is allocated parking and beautifully landscaped gardens are set to the front and rear, enjoying plenty of sunlight throughout the day. The Housemartins is serviced by oil central heating and full double glazing and is an ideal purchase for those looking for a touch of country living with the convenience of easily accessible local amenities.

The Housemartins lies in the rural hamlet of Foston, a location well placed for local facilities, commuter routes and for access to leisure attractions including the Peak District National Park. The barn is just a few minutes' drive from the market town of Uttoxeter and the villages of Hilton and Tutbury which both offer excellent amenities including shops, pubs, supermarkets/ convenience stores and the historic Tutbury Castle. Local Hatton is also home to a Co-Op and rail station providing links to Derby, Stoke and Crewe. Well placed for local commuter routes, the A50 is just a few minutes' drive from the property and gives swift access to Derby, Nottingham and Stoke and the International Airports of East Midlands, Birmingham and Manchester are all within an easy drive. The A50 also gives access to the A515 leading to Ashbourne, where the Peak District National Park and stunning scenery, walking and equestrian pursuits are offered.

- Individual Country Barn Conversion
- Secluded Rural Setting with Views
- Wealth of Character Throughout
- Two Reception Rooms
- Bespoke Kitchen & Reception Hall
- Three Bedrooms (Two Doubles)
- En Suite & Family Bathroom
- Beautifully Landscaped Gardens
- Allocated Parking
- Secluded Private Development
- Oil Central heating & Double Glazed
- Superfast Fibre Broadband
- Idyllic Countryside Setting
- Well Placed for Local Amenities, Rail Travel & Commuter Routes

Reception Hall 5.08 x 2.82m (approx. 16'8 x 9'3)

The front door opens into this spacious hallway where there is recessed storage, stairs rising to the first floor, Karndean flooring (which extends throughout the ground floor) and a window to the rear. There is a door out to the rear gardens and interiors doors open into:

Sitting Room 4.79 x 4.2m (approx. 15'8 x 13'9)

A generous dual aspect reception room having windows to the front and rear and a contemporary Scandinavian style wood burning stove set to granite hearth

Kitchen 4.9 x 3.15m (approx. 16'1 x 10'4)

The Kitchen comprises a range of wall and base units housing an inset sink with side drainer, recesses housing a Rangemaster cooker with induction hob and a Rangemaster American fridge freezer (both of which are included in the sale) and integral appliances including dishwasher and washing machine. There is a window to the front, the worktops extend to create a breakfast bar to one side and the Kitchen leads open plan style into:

Dining Room 3.26 x 2.99m (approx. 10'8 x 9'9)

A superb addition to the property, having exposed brickwork, a window to the rear and double doors out to the gardens





Stairs rise to the part galleried **Landing**, where a skylight provides plenty of natural light and doors open into:

Master Bedroom 4.82 x 3.24m (approx. 15'9 x 10'7)
A spacious double room having window to the rear, exposed beams and private use of:

En Suite 2.0 x 1.43m (approx. 6'6 x 4'8)
Comprising a modern suite with wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls and a skylight

Bedroom Two 4.8 x 3.56, 2.8m (approx. 15'8 x 11'8, 9'1)
A stunning double bedroom having vaulted



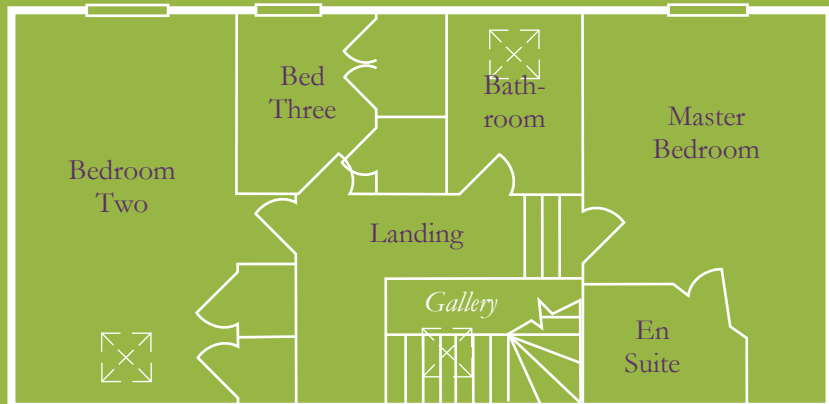
ceilings with beams, a skylight, a window to the rear and two fitted wardrobes

Bedroom Three 2.47 x 2.23m (approx. 8'1 x 7'3)
Currently housing a range of fitted wardrobes which could be removed to create a single bedroom, having window to the rear

Bathroom 2.21 x 1.66m (approx. 7'3 x 5'5)
Comprising a traditional suite having pedestal wash basin, WC and double ended bathtub, with panelling to splash backs, a skylight and exposed beams



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



Outside & Gardens

The Housemartins lies at the end of a private drive leading to Heath Farm, a collection of individual conversions and character homes. To the front is allocated parking and a gate leads into beautifully landscaped gardens laid to shaped borders and a paved terrace, with a pathway leading to the front door

To the rear is a further paved terrace and shaped lawn edged with raised borders and a character brick wall to one side. A bespoke built shed and wood store lies to the top of the garden and there is exterior lighting and a water point



Directional Note

From Hatton, take the A511 towards the A50 and follow the signs for Uttoxeter. At the first roundabout, take the first exit towards the A50 and then immediately turn left onto Watery Lane. Turn left onto Uttoxeter Road and follow the road. The turning for Heath Farm will be on your right hand 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.