



Green Lane Barn, Green Lane, Tutbury, DE13 9NN



Enjoying a peaceful and desirable rural setting with views to the front is Green Lane Barn, a beautifully presented barn conversion style home offered with no upward chain. Benefitting from contemporary open plan living, four excellent double bedrooms and an attractive garden plot, this individually designed home was completed in 2012 and showcases reclaimed character, a high standard of finish throughout including a quality kitchen with integral appliances and much desired open plan accommodation. The spacious interiors comprise briefly reception hall, open plan family room, lounge, dining room, kitchen with integral appliances, utility room and cloakroom to the ground floor.

Stairs rise to the impressive galleried landing which leads into four good sized double bedrooms serviced by a family bathroom, and the master suite benefits from a private shower room and walk in wardrobe. Outside, the gated plot leads into a driveway with parking for a number of vehicles and access into a single garage, with well tended gardens extending to both the front and rear. Within the rear garden there is a luxury garden room, offering ideal space to use as a gym or home office. Green Lane Barn is serviced by mains gas central heating with under floor heating to the ground floor and double glazing throughout.

Enjoying a rural position on the outskirts of

this popular village, Green Lane 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, dispensary 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 recently

opened 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, convenient rail links are easily accessible from Tutbury & Hatton railway station which is within an easy walk from the property, and the International Airports of East Midlands and Birmingham are within an easy drive.



- Contemporary Barn Conversion
- Offered with No Chain
- Idyllic Village Location with Views
- High Specification & Character Throughout
- Galleried Reception Hall
- Three Spacious Reception Rooms
- Kitchen with Integral Appliances
- Utility & Cloakroom
- Four Double Bedrooms
- Master Dressing Room & En Suite
- Family Bathroom
- Gated Driveway & Single Garage
- Front & Rear Gardens
- Luxury Garden Room/Office/Gym
- Peaceful Setting with Views
- Well Placed for Village Amenities, Rail Travel & A50/A38

An oak entrance door leads into the double height **Reception Hall**, having a gallery up to the first floor landing and glazed windows extending into the apex. Stairs rise the first floor accommodation and limestone flooring with under floor heating extends into:

Family Room 6.38 x 5.61m (approx. 20'11 x 18'4) – max

An impressive living space having window to the front aspect, an archway opening into the

Kitchen and a range of interior windows through to the **Dining Room** and **Lounge**. A contemporary Scandinavian style wood pellet stove is set to granite hearth, and an oak thumb latch door leads into:

Lounge 6.4 x 5.62m (approx. 21'0 x 18'5)
A spacious reception room having twin windows to the front, a further window to the rear and engineered oak flooring. A traditional fireplace recess offers potential to install a wood/gas fireplace to suit

Kitchen 4.37 x 3.6m (approx. 14'3 x 11'9)
A beautifully designed room fitted with a bespoke range of wall, base and island units with granite work tops over, housing a comprehensive range of integral appliances including double oven, dishwasher, gas hob with extractor above, fridge and freezer. The island houses an inset sink with side drainer and the kitchen has double doors out to the gardens and limestone flooring. An opening leads into:

Dining Room 5.2 x 2.9m (approx. 17'0 x 9'6)
Another attractive living space having vaulted ceilings with skylights, double doors out to the gardens and limestone flooring. There is space to either create a doorway into the Lounge, or to add glazing to separate the reception rooms

Utility 2.53 x 1.66m (approx. 8'3 x 5'5)
Fitted with units and granite worksurfaces coordinating with those of the kitchen, housing inset one and a half sink with side drainer and spaces for a washing machine and tumble dryer. There is a window to the side, a door opens out to the gardens and the utility has limestone flooring and a door into:

Cloakroom
Comprising a white suite having fitted wash basin and low flush WC, with obscured window to the side and limestone tiled flooring





Stairs rise to the central **Galleried Landing**, which enjoys an attractive outlook over the entryway. The wrap around landing has oak thumb latch doors into:

Master Suite 5.65 x 4.65m (approx. 18'6 x 15'3)

A generous principal bedroom having dual aspect Velux skylights with fitted blinds and an oak door leading into a spacious

Walk in Wardrobe with power, lighting and a range of fitted shelving and storage. A further oak door opens into:

En Suite

Comprising a white suite having pedestal wash basin with mirror fronted storage above, WC and a walk in double shower, with a heated towel rail, tiled flooring and a Velux skylight

Bedroom Two 4.36 x 3.6m (approx. 14'3 x 11'9)

Another good sized double room having a picture window to the rear and further obscured window to the side

Bedroom Three 4.21 x 2.66m (approx. 13'9 x 8'8)

With a Velux skylight to the rear, window to the side and a door to the **Airing Cupboard** which also provides storage

Bedroom Four 3.77 x 2.86m (approx. 12'4 x 9'4)

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

Bathroom

Comprising a white suite having pedestal wash basin, WC and bathtub, with heated towel rail, tiled splashbacks, tiled flooring and a Velux skylight. There is an electric supply in the loft that could be utilised to install an electric shower.









Outside

Green Lane Barn lies on a peaceful road on the edge of the village, having a gated entrance into ample parking. There are lawns to the front aspect and a mature hedge provides privacy from the lane

Garage 5.91 x 2.89m (approx. 19'4 x 9'5)

Having manual double entrance doors, power, lighting and a courtesy door to the side aspect

Gardens

A well tended garden is set to the rear, laid to a character brick paved terrace, lawns and well tended borders. being safely enclosed to all sides, the garden offers various paved seating areas, and included in the sale is a pavilion style **Greenhouse** with double entrance doors, ideal for use as a covered seating/dining area. Also included in the sale is a luxury fully insulated **Garden Room**, benefitting from interior/exterior lighting and power. This space offers versatile uses as a gym, home office or exterior living space. The property is fitted with 'up and down' lighters and a water point, and gated access leads to the front aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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.