



**Kingstanding Barns, Needwood, DE13 9PE**



Independent Estate Agents

in partnership with

Rangemore  
Renovations



Set in a secluded position overlooking idyllic views is Kingstanding; and this collection of newly converted countryside barns

Boasting three and four bedroom newly converted rural homes, the Kingstanding Barns offer an unrivalled setting with rolling countryside views, well proportioned interiors an exceptional specification of finish available to tailor to your specific requirements.

Each property is serviced by a private garden and parking as well as having the opportunity to purchase garaging and having shared use of a traditional central courtyard. There is additional visitors parking and the development is accessed via secure electric gates and a lengthy private drive shared with the additional barns. Subject to conditions and an agreeable purchase price with the vendors, there is also potential to revise the layout on some plots to suit the individual needs of the new owner.



Boasting a fascinating history, the original site and 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, and neighbouring barns have been thoughtfully 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.



#### Plot 12 - Guide Price £600,000

- Living & Dining Rooms
- Fitted Kitchen
- Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Parking & Gardens

#### Plot 11 - Guide Price £450,000

- Open Plan Living/Dining
- Fitted Kitchen
- Entrance Hall & Cloakroom
- Three Bedrooms
- En Suite & Bathroom
- Parking & Gardens

#### Plot 14 - Guide Price £575,000

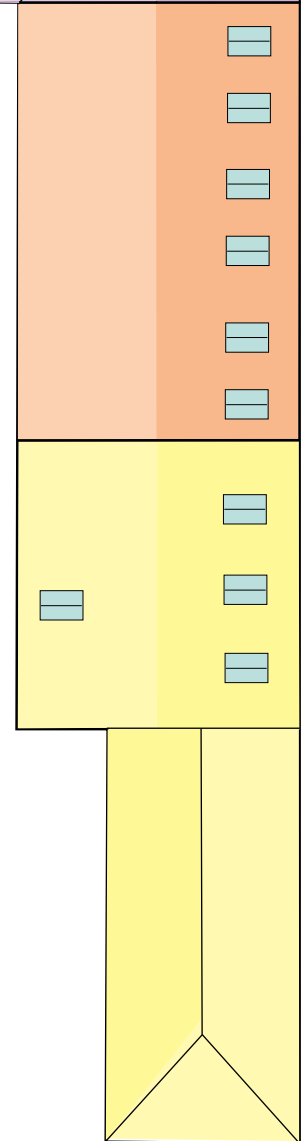
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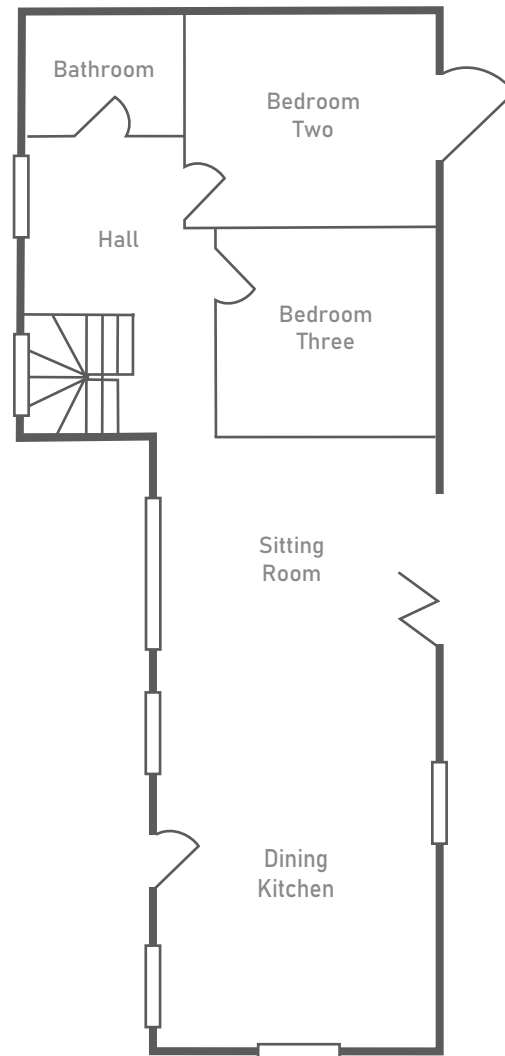
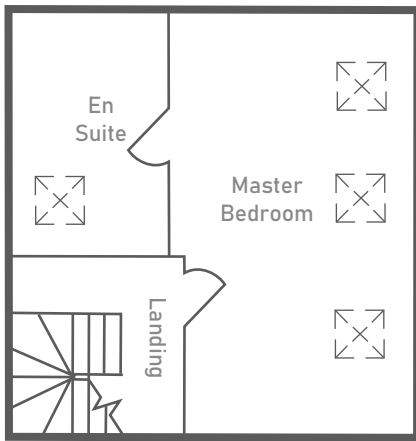
#### Plot 13 - Guide Price £450,000

- Living & Dining Rooms
- Fitted Kitchen
- Cloakroom
- Three Bedrooms
- En Suite & Bathroom
- Parking & Gardens

#### Plot 10 - Guide Price £525,000

- Dining Kitchen Kitchen
- Separate Living Room
- Entrance Hall & Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Parking & Gardens





## Plot 10

With accommodation set over two floors, this individual conversion lies within the old coach house to the gaming lodge.

The entrance door opens into a lounge with dual aspect windows overlooking the interior courtyard, private gardens and views beyond, and a dining kitchen offers space for contemporary open plan living and potential to create fully open plan living accommodation.

Off the inner hall there are two ground floor bedrooms with shared use of a family bathroom, and the first floor master bedroom is serviced by a private en suite.

Outside, there is shared use of the central courtyard and Plot 10 benefits from parking for two and lawned garden overlooking idyllic farmland and countryside.

- Exclusive Gated Development
- Idyllic Rural Setting with Open Views
- Bespoke Designed & Superb Specification
- Dining Kitchen & Sitting Room
- Potential for Fully Open Plan Living
- Three Bedrooms, En Suite & Bathroom
- Parking & Private Gardens
- Landscaped Communal Courtyard
- Allocated & Visitors Parking





## Plot 11

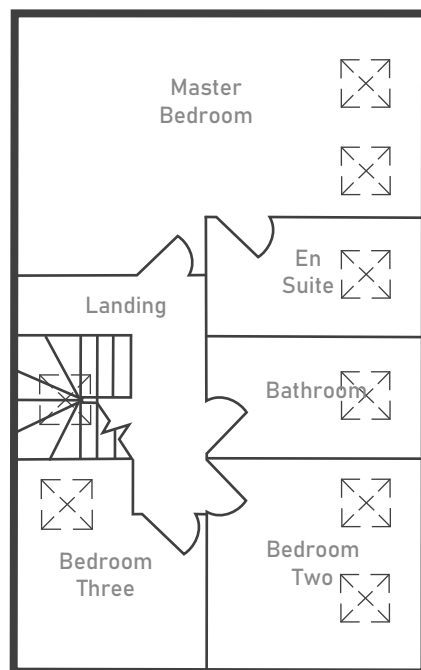
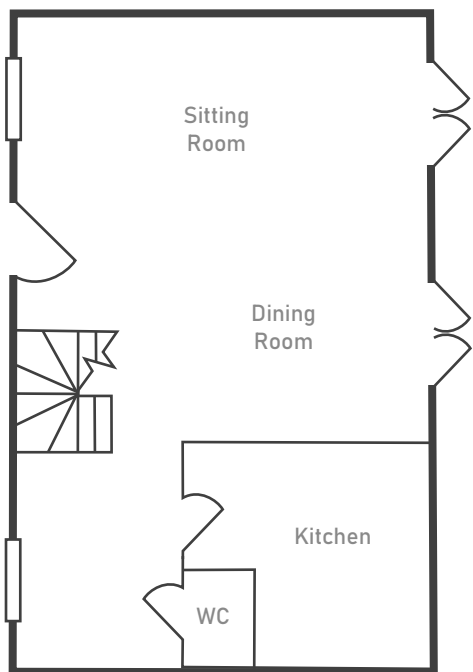
This two storey barn benefits from the option of either separate reception rooms and kitchen, or the potential to design open plan living to suit.

The front door leads into an entryway with fitted storage and a guest's cloakroom, and plans allow for two separate living areas plus the fitted kitchen, or the layout could be adapted to create open plan living to suit.

Upstairs, there are three bedrooms plus an en suite and family bathroom, or alternatively, this layout could be remodelled to create two large en suite bedrooms.

Outside there is shared use of the courtyard, a private lawned garden and allocated parking.

- Exclusive Gated Development
- Idyllic Rural Setting with Open Views
- Bespoke Designed & Superb Specification
- Potential for Fully Open Plan Living
- Dining Kitchen & Separate Sitting Room
- Entryway & Cloakroom
- Three Bedrooms, En Suite & Bathroom
- Potential for Two En Suite Bedrooms
- Parking & Private Gardens
- Landscaped Communal Courtyard
- Allocated & Visitors Parking





## Plot 12

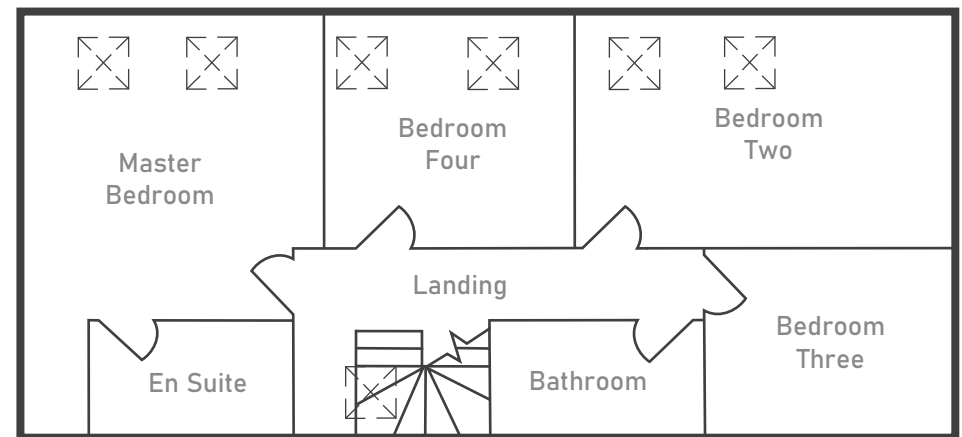
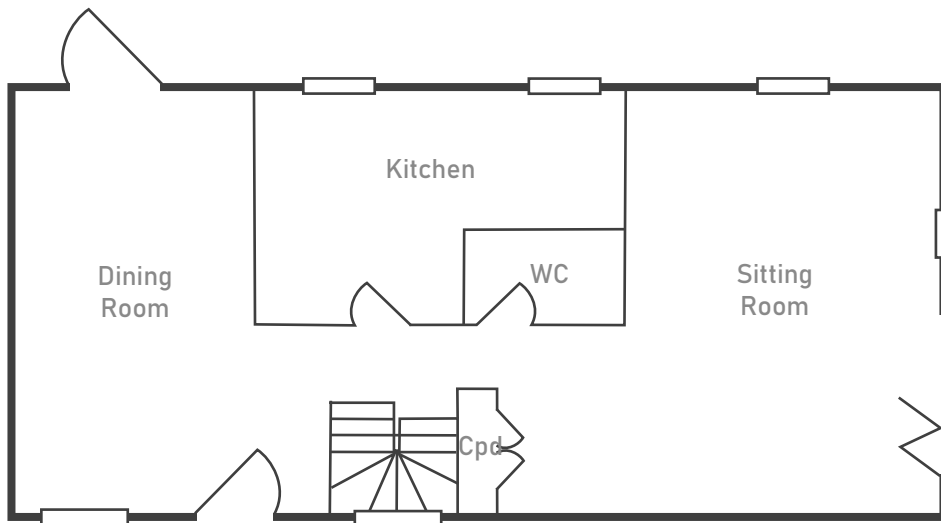
This individual character conversion occupies a superb corner plot with panoramic views and offers potential for the new owner to tailor the interiors to their own design, whether it be open plan living or separate reception rooms, and either three or four bedrooms.

The front doors opens into the spacious hallway, having fitted storage and stairs rising to the first floor. There are two

dual aspect reception rooms both overlooking open views with a kitchen and cloakroom to the centre, although the interiors could be remodelled to create open plan living as desired.

To the first floor are four bedrooms, a family bathroom and an en suite, and outside there are private corner plot gardens, allocated parking and shared use of the central courtyard.

- Exclusive Gated Development
- Idyllic Rural Setting with Open Views
- Bespoke Designed & Superb Specification
- Potential for Open Plan Accommodation
- Dining Kitchen & Separate Sitting Room
- Entrway & Cloakroom
- Four Bedrooms, En Suite & Bathroom
- Corner Plot Gardens
- Landscaped Communal Courtyard
- Allocated & Visitors Parking



## Plot 13

This two storey barn benefits from the option of either separate reception rooms and kitchen, or the potential to design open plan living to suit.

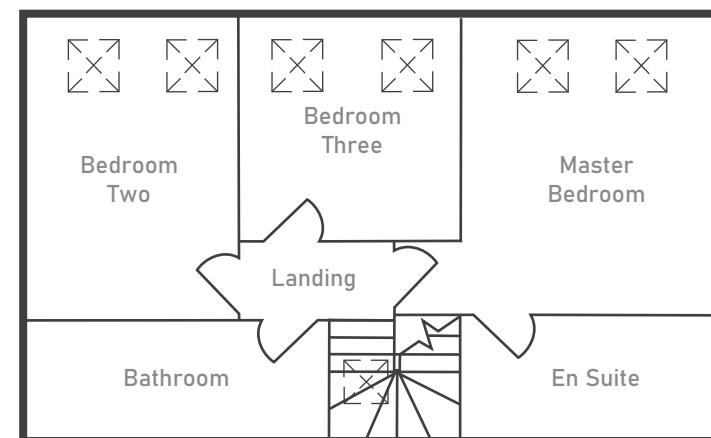
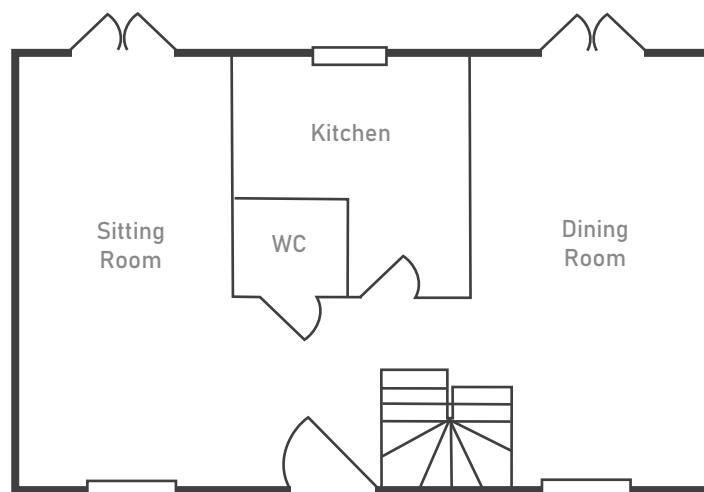
The front door leads into an entryway with fitted storage and a guest's cloakroom, and plans allow for two separate living areas plus the fitted kitchen or the layout could be adapted to create open plan living to suit.

Upstairs, there are three bedrooms plus an en suite and family bathroom, or alternatively, this layout could be remodelled to create two large en suite bedrooms.

Outside there is shared use of the courtyard, a private lawned garden and allocated parking.



- Exclusive Gated Development
- Idyllic Rural Setting with Open Views
- Bespoke Designed & Superb Specification
- Potential for Fully Open Plan Living
- Dining Kitchen & Separate Sitting Room
- Entryway & Cloakroom
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- Potential for Two En Suite Bedrooms
- Parking & Private Gardens
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## Plot 14

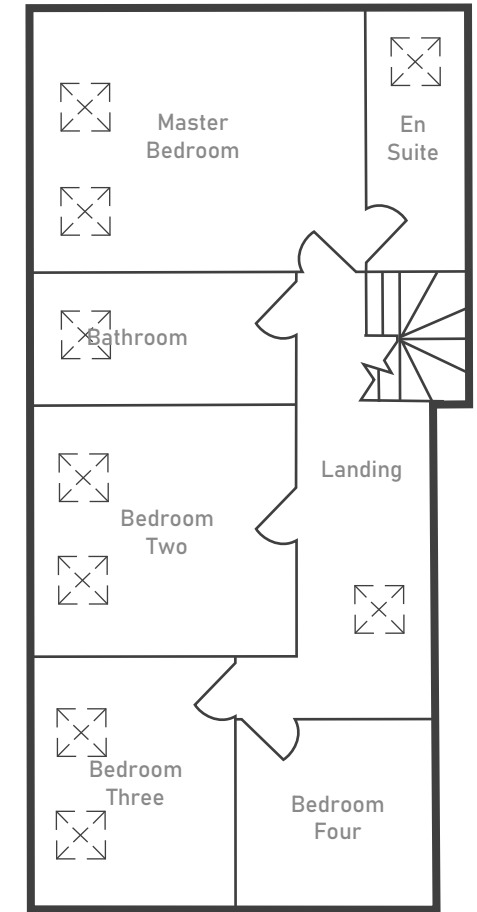
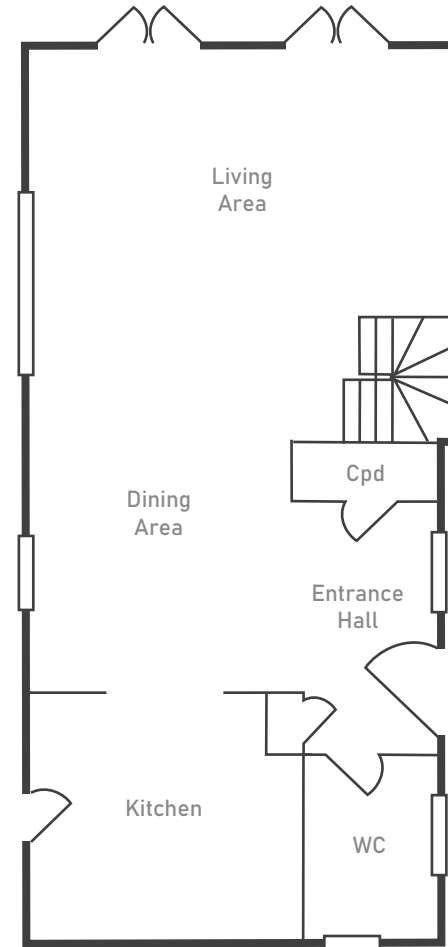
This spacious barn conversion occupies an attractive plot on the edge of the courtyard, with panoramic views to the rear. Again, this plot offers potential for the new owner to tailor the interiors to their own design, whether it be fully open plan living or a separate kitchen and living area.

The front doors opens into a spacious hallway having fitted storage a door to the cloakroom. There are two reception rooms, with the lounge overlooking open views, and the fitted kitchen and dining area are set to one end.

To the first floor are four bedrooms

a family bathroom and an en suite, and outside are private gardens with open views, allocated parking and shared use of the central courtyard.

- Exclusive Gated Development
- Idyllic Rural Setting with Open Views
- Bespoke Designed & Superb Specification
- Potential for Open Plan Accommodation
- Fitted Kitchen
- Two Reception Rooms
- Entrance Hall & Cloakroom
- Four Bedrooms
- En Suite & Bathroom
- Private Gardens
- Landscaped Communal Courtyard
- Allocated & Visitors Parking





## Plot 10 - Price Guide £525,000

**Open Plan Living & Dining Kitchen** 9.4 x 4.1m  
(approx 30'10" x 13'5")

**Master Bedroom** 6.2 x 2.8m (approx 22'4" x 9'2")

**En Suite** 3.1 x 2.1m (approx 10'2" x 6'10")

**Hallway**

**Bedroom Two** 3.5 x 3.0m (approx 11'5" x 9'10")

**Bedroom Three** 3.3 x 3.1m (approx 10'9" x 10'2")

**Bathroom**

## Plot 11 - Price Guide £450,000

**Open Plan Living & Dining Room** 7.1 x 6.1m  
(approx 23'3" x 20'0")

**Kitchen** 3.5 x 3.25m (approx 11'7" x 10'8")

**Master Bedroom** 5.0 x 5.0, 3.3m (approx 16'4" x 16'4",  
10'9")

**En Suite** 2.7 x 1.4m (approx 8'10" x 4'7")

**Bedroom Two** 3.5 x 2.7m (approx 11'5" x 8'10")

**Bedroom Three** 2.4 x 2.2m (approx 7'10" x 7'2")

**Bathroom** 2.7 x 1.8m (approx 8'10" x 5'10")

## Plot 12 - Price Guide £600,000

**Dining Room** 6.1 x 3.2m (approx 20'0" x 10'5")

**Kitchen** 6.1 x 3.3m (approx 20'0 x 10'9)

**Sitting Room** 6.4 x 4.0m (approx 20'11" x 13'1")

**Master Bedroom** 4.8 x 3.5m (approx 15'8" x 11'5")

**En Suite** 3.5 x 1.4m (approx 11'5" x 4'7")

**Bedroom Two** 5.5 x 2.9m (approx 18'0" x 9'6")

**Bedroom Three** 3.0 x 3.0m (approx 9'10" x 9'10")

**Bedroom Four** 3.5 x 2.7 (approx 11'5" x 8'10")

**Bathroom** 3.3 x 2.0m (approx 10'9" x 6'6")

## Plot 13 - Price Guide £450,000

**Sitting Room** 6.1 x 3.2m (approx 20'0" x 10'5")

**Kitchen** 3.2 x 3.0m (approx 10'5" x 9'10")

**Dining Room** 6.1 x 3.2m (approx 20'0" x 10'5")

**Master Bedroom** 3.6 x 3.3m (approx 11'9" x 10'9")

**En Suite** 3.6 x 1.6m (approx 11'9" x 5'2")

**Bedroom Two** 3.3 x 3.0m (approx 10'9" x 9'10")

**Bedroom Three** 3.6 x 1.6m (approx 11'9" x 5'2")

**Bathroom** 4.2 x 1.6m (approx 13'9" x 5'2")

## Plot 14 - Price Guide £575,000

**Kitchen** 4.5 x 4.3m (approx 14'9" x 14'1")

**Open Plan Living & Dining Room** 9.5 x 6.6m (approx  
31'2" x 21'7")

**Cloakroom** 2.8 x 1.6m (approx 9'2" x 5'2")

**Master Bedroom** 4.9 x 3.6m (approx 16'0" x 11'9")

**En Suite** 4.0 x 1.8m (approx 13'1" x 5'10")

**Bedroom Two** 3.8 x 3.2m (approx 12'5" x 10'5")

**Bedroom Three** 3.9 x 2.4m (approx 12'9" x 7'10")

**Bedroom Four** 2.7 x 2.4m (approx 8'10" x 7'10")

**Bathroom** 3.4 x 1.7m (approx 11'1" x 5'6")

## Important Information

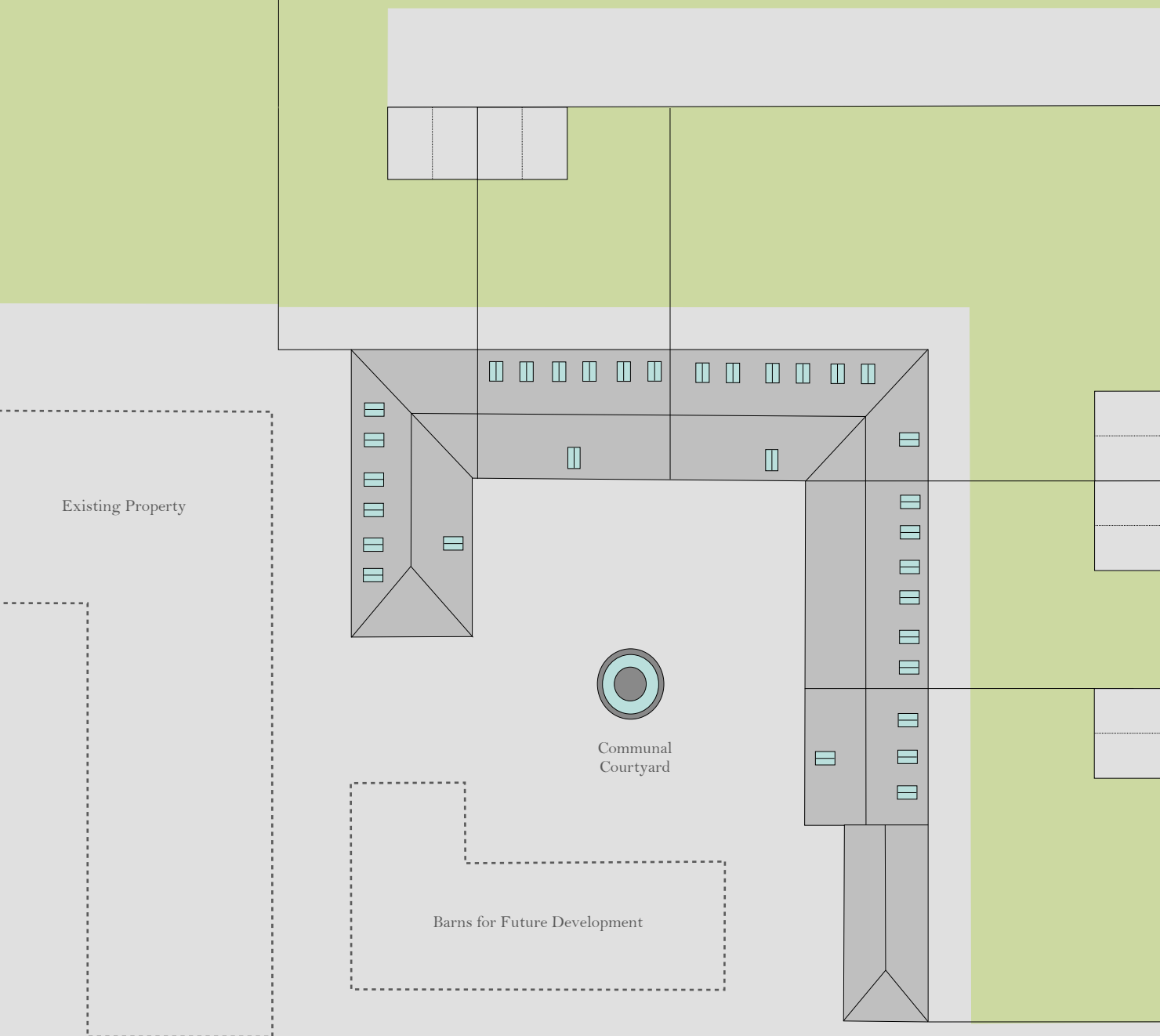
The barns benefit from shared use of the south facing courtyard, private parking and private gardens. Drainage is via a communal septic tank. The barns have double glazed windows and mains gas central heating. Within a separate courtyard there is additional parking spaces and garaging subject to plot prices

Room measurements are intended as a guide only and have been taken without internal wall finishes in place. Measurements are subject to change in relation to internal finishes and layouts being agreed between the developer and purchaser

Internal finishes can be specified between the developer and purchaser subject to agreed pricing and costs



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# Kingstanding, Needwood

Kingstanding lies within the hamlet of Needwood, an area renowned for its rolling countryside, superb schooling and accessibility to nearby commuter routes and amenities.



Amenities can be easily reached within a few minutes drive within local villages including Yoxall, Barton under Needwood and Abbots Bromley. The closest is Barton under Needwood, being home to a post office, Co-Op general store and a pretty high street lined with boutique shops, cafes and pubs.

Barton Marina is one mile from the village, home to a cinema and cafe/bar, the Waterfront pub and restaurant, the Apple Tree cafe and an award winning Butchers, Ice Cream parlour. Along the Promenade there are also gift shops and clothing stores, all overlooking an array of colourful canal barges



More comprehensive amenities including supermarkets, leisure centres and restaurants are available in the market towns of Burton and Uttoxeter, and the Cathedral City of Lichfield offers further amenities within the character city centre including Beacon Park.

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, Lichfield Cathedral and Denstone Sports College.



Locally, leisure pursuits can be found at the FA's St Georges Park where there is a members only gym, spa, restaurant and bar, as well as acres of indoor and outdoor pitches which are regularly used by the England squad.

Hoar Cross Hotel & Spa is also a few minutes drive away, with the historic stately home offering day spa treatments, a members only gym and regal overnight accommodation within idyllically peaceful manicured grounds. Another great draw for the area is the Tatenhill Aviation which lies close to the Kingstanding Barns, the perfect place to take some flying lessons and see the best of the scenic location.



The location offers excellent access to local commuter routes, rail stations and International airports. The property sits close to the A515 giving access directly to Lichfield or to the A50, which in turn leads to Uttoxeter, Stoke, Derby and Nottingham. The A38 is a few minutes drive away and gives access to Burton on Trent, Derby, Lichfield and Birmingham, and the A38 leads to the M6 Toll, M42 and the national motorway network beyond.

Rail stations in Burton on Trent and Lichfield provide direct links to Birmingham and London, and the International airports of Birmingham, East Midlands and Manchester are all situated within an easy drive.

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