



7 Peel Place, Barton under Needwood, DE13 8AT

 Parker
Hall

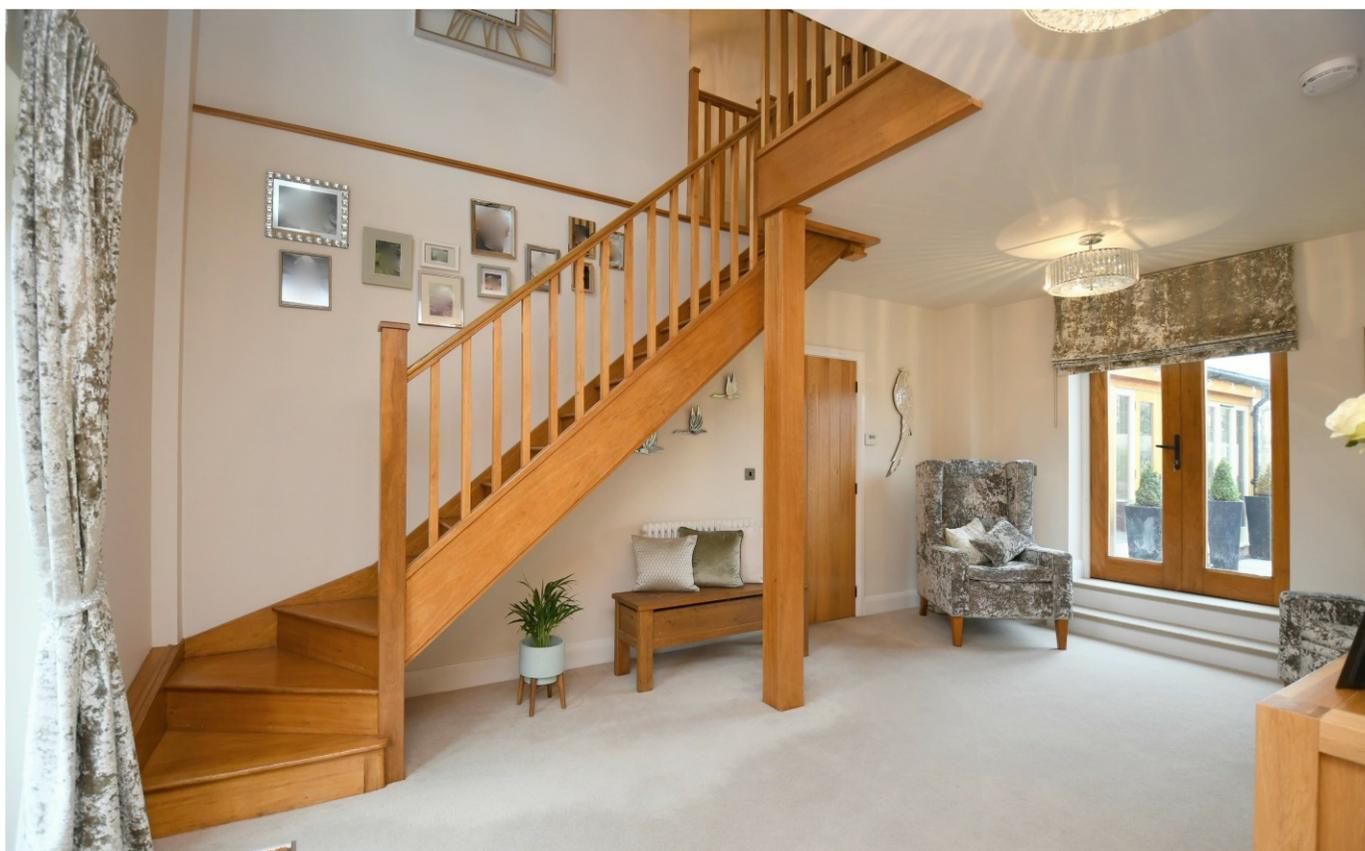
Set within the exclusive gated development of Peel Place is this immaculate presented character barn conversion, showcasing a wealth of versatile accommodation, four good sized bedrooms (two with en suite) and landscaped gardens overlooking tranquil countryside views. Being offered with the benefit of no upward chain, the property offers a rare opportunity to acquire a barn conversion within the most desirable village, with contemporary open plan living alongside sympathetically converted interiors providing plenty of space to suit a growing family. The interiors comprise stunning reception hall, lounge, open plan kitchen, family dining and living room, study, laundry and cloakroom to the ground floor, with four bedrooms accessed

off the first floor galleried landing. The master features fitted wardrobes and an en suite bathroom, with a second en suite and family bathroom servicing the additional bedrooms. Landscaped gardens extend to the rear offering a generous and secluded outdoor space overlooking tranquil countryside views to the rear. Within the secure gated courtyard to the front is a double garage with parking to the fore as well as additional visitors parking.

The property lies close to the heart of Barton under Needwood in a surprisingly peaceful and secluded gated development, This charming village offers a superb array of amenities to suit both families and couples alike, including coffee shops, gift shops, a post

office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Individual Character Barn Conversion
- Offered with No Chain
- Idyllic Open Outlook to Rear
- Wealth of Space & Features Throughout
- Impressive Reception Hall
- Spacious Lounge & Study
- Contemporary Open Plan Kitchen with Family Living & Dining Room
- Laundry & Cloakroom
- Four Good Sized Bedrooms
- Two En Suites & Family Bathroom
- Generous Landscaped Gardens
- Double Garage & Parking
- Additional Visitors Parking
- Exclusive & Secure Gated Development
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes/Rail Travel/International Airports



Reception Hall 5.55 x 3.45m (approx. 18'3 x 11'3)

A stunning welcome to this character barn, having impressive vaulted ceilings with beams, an oak galleried staircase rising to the first floor and double doors leading out to the rear gardens. This space is large enough to use as a snug or playroom, and feature oak framed glazing with double doors opens into:

Lounge 5.55 x 3.42m (approx. 18'3 x 11'3)

An immaculate reception room having dual aspect windows and a recessed living flame effect fireplace

Open Plan Kitchen 5.55 x 3.55m (approx. 18'3 x 11'8)

A door from the **Reception Hall** leads into this contemporary open plan family space. The kitchen is fitted with a range of gloss wall and base units with contrasting accents having granite worksurfaces over, housing an inset one and a half sink with side drainer, recess housing Rangemaster cooker with gas hob over and integral appliances including a fridge freezer and dishwasher. There is a window to the front aspect, an opening leads into the **Laundry** and **Study**, and porcelain tiled flooring extends into:

Family Living & Dining Room 6.86 x 3.36m (approx. 22'6 x 11'0)

Another oversized living area, having full height oak framed windows overlooking the gardens and views beyond. Double doors open out to the terrace and vaulted ceilings with skylights provide plenty of natural light

Study 2.95 x 2.2m (approx. 9'8 x 7'2)

A versatile space ideal as a boot room or home office, having window to the front, stable door to the front and a double width fitted cloaks cupboard

Laundry 3.3 x 2.95m (approx. 10'10 x 9'8)

Fitted with wall and base units and granite worksurfaces coordinating with those of the kitchen, the laundry room houses an inset sink and spaces for a washing machine and tumble dryer. There is tiled flooring, a window to the rear and a door opening out to the gardens

Cloakroom

Fitted with tiled flooring, wash basin and WC





Stairs rise to the first floor **Galleried Landing**, having a window and skylight to the front, stunning vaulted ceilings with exposed beams and doors opening into:

Master Bedroom 5.55 x 2.9m (approx. 18'3 x 9'6)
A spacious principal bedroom having door to the side aspect, dual aspect windows to the front and rear and a dressing area fitted with a range of wardrobes and storage. With private use of:

En Suite 3.53 x 1.72m (approx. 11'7 x 5'8)
Comprising fitted wash basin, WC, bathtub and separate shower with rainfall showerhead, with tiled walls, an obscured window to the side and a chrome heated towel rail

Bedroom Three 3.5 x 2.4m (approx. 11'6 x 7'11)
Another double room having window to the front, a skylight and private use of:

En Suite 2.5 x 1.3m (approx. 8'3 x 4'3)
Fitted with a white suite having pedestal wash basin, WC and shower, with tiled walls and a chrome heated towel rail

Bedroom Three 3.25 x 3.05m (approx. 10'8 x 10'0)
A third double room having window to the rear and a skylight

Bedroom Four 3.58 x 2.64m (approx. 11'9 x 8'8)
Having a skylight and a window to the front aspect

Family Bathroom 3.35 x 1.73m (approx. 11'0 x 5'8) – max
Fitted with a modern suite having fitted wash basin, WC and bathtub with shower unit over, having tiled walls, a heated towel rail and an obscured window to the rear









Outside

Secure electric gated access opens into the Peel Place courtyard, leading to off road parking which lies to the fore of the garage. There is additional **Visitors Parking** available, and gated access to the side of the property leads into the rear garden

Double Garage 5.88 x 5.26m (approx. 19'3 x 17'3)

With power, lighting, a courtesy door to the rear leading to a useful storage area and double entrance doors to the front

Landscaped Gardens

Extending to a generous size, the immaculately tended rear garden is laid to a paved terrace and lawns edged with neatly stocked borders. The garden is securely enclosed and a picket fence to the top of the garden where there is a deck terrace to the top of the garden which overlooking tranquil countryside views to the rear. There is exterior lighting, exterior power sockets and a water point



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 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.