



Leyfields Barn, Henhurst Hill, Burton on Trent, DE13 9SX



Enjoying a secluded position amidst tranquil Staffordshire countryside is Leyfield Barn, a beautifully presented converted barn benefitting from spacious and characterful interiors, four good sized bedrooms and landscaped gardens overlooking tranquil countryside views. Leyfield Barn lies off the popular Henhurst Hill and is accessed via a secluded private lane servicing two additional properties. The interiors showcase an exceptional standard of finish alongside contemporary open plan living accommodation, comprising briefly reception hall, stunning lounge with vaulted ceilings and an open plan kitchen with spacious dining and living room and utility room to the ground floor. Two luxury bedroom suites are set to the

first floor each having a private en suite, and two additional bedrooms (one with en suite) and a family bathroom are set off the hallway. Outside, there is parking for numerous vehicles as well as access into a double garage, and beautifully landscaped gardens extend to the rear, being of a generous size and enjoying tranquil views and much privacy. Leyfield Barn is serviced by mains gas central heating and hardwood double glazing.

Being set part way between the popular village of Anslow and the market town of Burton on Trent, the property benefits from easy access to an array of rural pursuits including walking, cycling or equestrian activities, with everyday amenities including shops, pubs, restaurants,

take away outlets, a post office and cinema also being within easy reach. The property lies within a desirable school catchment including John Taylor High School in Barton under Needwood, the recently opened John Taylor Free School lies a short drive away, and there are a range of highly regarded independent schools also in the area including Repton and Lichfield Cathedral. A train station Burton offers regular intercity links to Derby and Birmingham, the property lies within a convenient distance of the A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham, East Midlands and Manchester are all within a convenient drive.

- Character Barn Conversion
- Contemporary & High Spec Finish
- Wealth of Space & Character
- Idyllic Setting with Stunning Views
- Open Plan Dining & Living Kitchen
- Impressive Lounge
- Reception Hall & Utility
- Four Good Sized Bedrooms
- Three En Suites & Family Bathroom
- Stunning Landscaped Gardens
- Ample Parking & Double Garage
- Secluded Private Courtyard Setting
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes
- Mains Gas Central Heating & Hardwood Double Glazed



Reception Hall

An oak entrance door leads into the entrance hall, having tiled flooring, staircase rising to the first floor and a door opening into:

Open Plan Kitchen

6.0 x 3.22m (approx. 19'8 x 10'7)
Finished to a superb specification, the bespoke kitchen comprises a range of Aldo gloss full height, base and island units with expansive Silestone worksurfaces over, housing an inset sink and a comprehensive range of Siemens appliances including dishwasher, double oven, warming drawer, refitted induction hob with retractable extractor fan, fridge and freezer. Silestone worktops extend to one side to provide a breakfast bar, and there are dual aspect windows providing plenty of natural light. A door opens out to the rear garden and tiled flooring extends into:

Family Living & Dining Room

5.0 x 3.17m (approx. 16'5 x 10'5)
A stunning space having tall vaulted ceilings with beams, a window to the front aspect and double doors opening out to the rear gardens. Double doors open into:

Stunning Lounge

6.5 x 5.1m (approx. 21'4 x 16'9)
A most impressive reception room featuring vaulted ceilings with beams, dual aspect windows with traditional shutters, double doors out to two sides also having fitted shutters and oak flooring. A wood burning stove is set to a traditional carved stone fireplace

Utility

A functional space having window to the side, Belfast sink set to brick plinth, further storage space and provisions for both a washing machine and tumble dryer





Stairs rise to the **First Floor Landing** where there is a skylight and doors opening into:

Master Bedroom 7.6 x 3.24m (approx. 24'11 x 10'8)
A beautifully presented principal bedroom suite having exposed beams, a skylight, a window to the rear with idyllic views and private use of:

En Suite Bathroom

Having a white suite comprising pedestal wash basin, WC and bathtub with re-tiled splash backs, an obscured window to the rear and a fitted mirror with vanity lighting

Bedroom Two 5.66 x 5.0m (approx. 18'7 x 16'5)
Another generous bedroom having skylights, a range of fitted wardrobes and a door into:

En Suite

A contemporary refitted suite having wash basin and WC set to a range of fitted vanity units and double shower cubicle, with tiled splash backs, a heated towel rail and a skylight

Doors from the ground floor **Reception Hall** open through to:

Bedroom Three 5.0 x 4.12m (approx. 16'5 x 13'6)
A third double room having window to the rear enjoying garden views, door out to the front aspect offering potential for independent access and oak flooring. With private use of:

En Suite

Fitted with a traditional suite having pedestal wash basin, WC and shower, with tiled splash backs, an obscured window and a heated towel rail

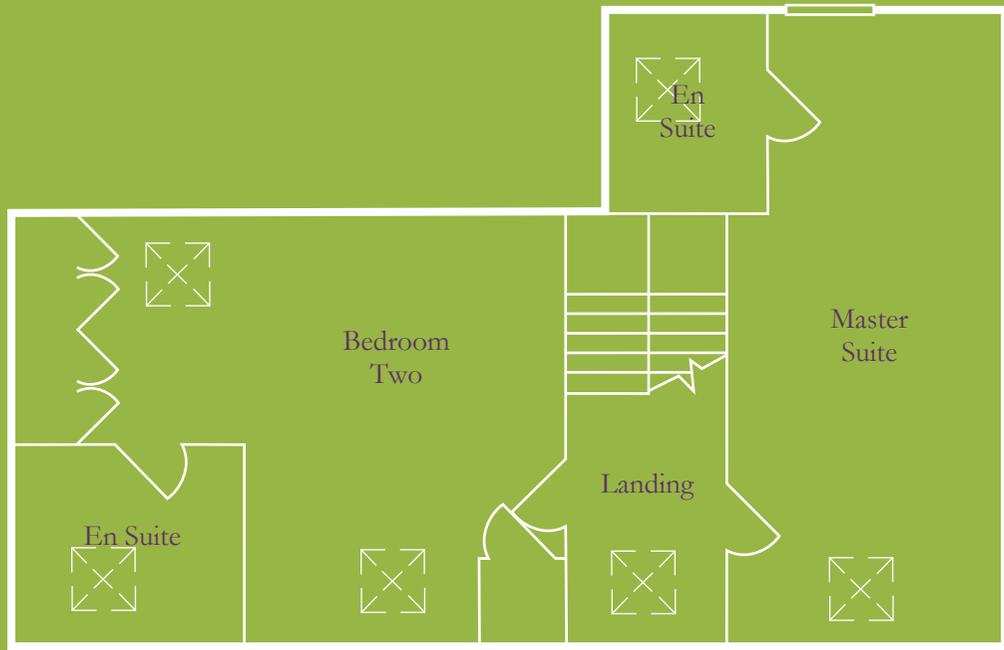
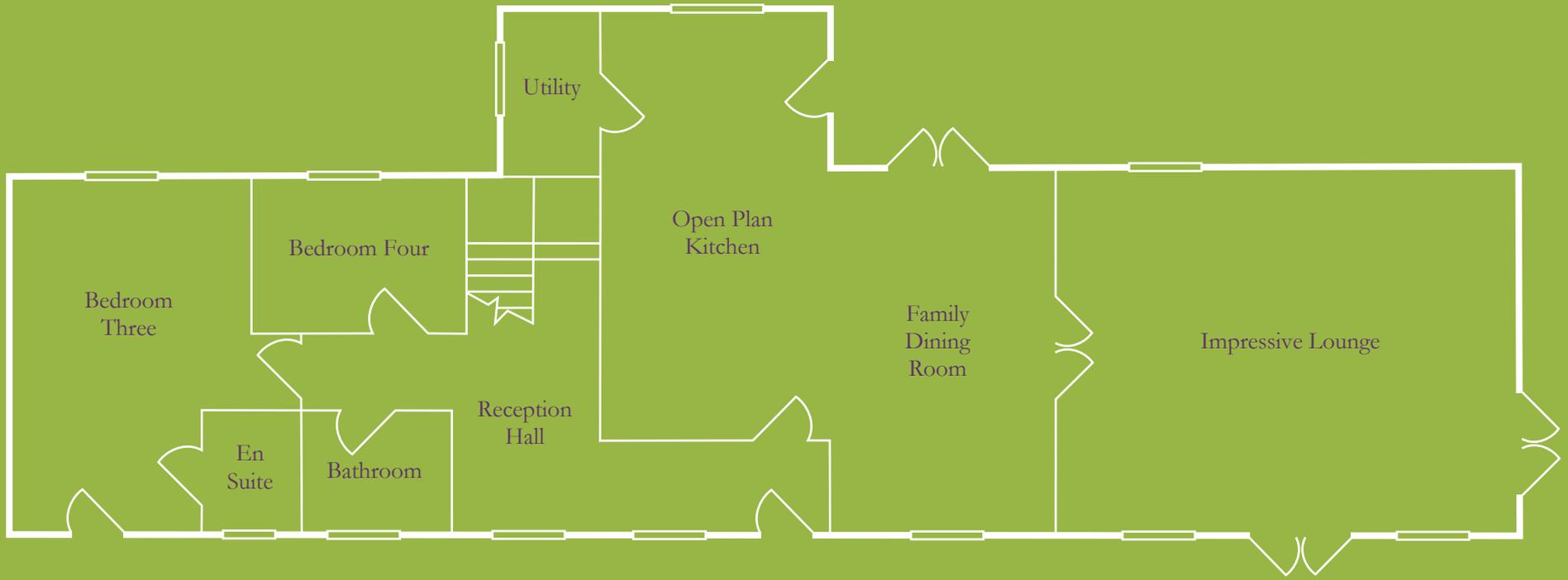
Bedroom Four 3.0 x 2.2m (approx. 9'10 x 7'3)
Ideal as a single bedroom or study, having a window to the rear with pleasant garden views

Family Bathroom

Comprising pedestal wash basin, WC and bathtub, with re-tiled splash backs, an obscured window and a heated towel rail









Outside

Leyfield Barn lies to the top of a private lane servicing just two additional countryside homes. Idyllic views can be appreciated on the drive into the courtyard, and there is ample parking to the front of the barn as well as access into the **Double Garage**, via manual double entrance doors. A gate to the side opens into the rear garden

Landscaped Gardens

Extending to a generous size and enjoying a superb degree of privacy to all sides, the immaculately landscaped rear garden is laid to a porcelain paved terrace, shaped lawns and neatly stocked borders edged with character railway sleepers. A recently laid paved courtyard is set to the side aspect having gated access out to the driveway, and there are various feature terraces positioned around the lawns offering a choice of entertaining and relaxation areas. A deck terrace houses a pergola with a mature grape vine, and there is a kitchen garden with raised beds set next to an apple tree



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	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.