



The Stables, Ivy Court, off Duck Street, Egginton, DE65 6HG



Set in an exclusive courtyard within the desirable village of Egginton is The Stables, a beautifully presented converted barn showcasing spacious and versatile interiors, three double bedrooms and private south facing gardens. Enjoying a peaceful setting within Ivy Court, The Stables offers living accommodation comprising briefly open plan living kitchen and two reception rooms, one of which offers use as a third double bedroom. Two additional double bedrooms are serviced by a family bathroom, and outside, there is a private driveway and charming south facing gardens, all enjoying the tranquillity the secluded location has to offer.

The charming village of Egginton is home to a thriving yet peaceful village community home to the Grade I listed St Wilfred's

church, as well as the Memorial/Village Hall which is host to community events throughout the year including a church fete, harvest supper, St Wilfrid's night concert, village bonfire and a Christmas Fayre. For younger members of the family, there is a Primary School located within the Memorial Hall premises, as well as a playing field for the summer weekends and holidays. Egginton has a rich history, and the official village website provides a map for the history trail, an activity that can be enjoyed by all.

The village is ideally located for commuters needing swift access to the A38 (Derby, Lichfield) and A50 (Uttoxeter, Stoke, Nottingham) and is 4 miles from the Burton on Trent rail station which provides direct links to Birmingham City Centre.

- Individual Character Barn
- Exclusive Courtyard Setting
- Open Plan Living/Dining Kitchen
- Reception Room with Feature Fireplace
- Sitting Room/Third Double Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- Private Parking
- South Facing Gardens
- Mains Gas Central Heating & Full Double Glazing
- Secluded & Tranquil Setting
- Well Placed for Local Amenities & Commuter Routes

A blue brick pathway leads to the entrance door to The Stables, which in turn opens into:

Open Plan Living/Dining Kitchen 5.46 x 3.96m
(approx. 17'11 x 13'0)

A spacious and versatile room formed by a traditional fitted kitchen and flexible reception room ideal as a snug or dining area. The Kitchen comprises a range of wall and base units housing an inset ceramic sink with side drainer, integrated electric oven, integrated gas hob with extractor hood above, and spaces for a fridge and freezer. there is a window to the front, the kitchen has

tiled flooring and the living/dining area has oak thumb latch doors into the Hallway and:

Dining Room 5.46 x 4.67m (approx. 17'11 x 15'4)

Currently used as a dining room, this beautifully presented reception room has a window to the front aspect, exposed beams and a feature brickwork fireplace housing a coal effect living flame gas fire. This reception room is ideal for use as a sitting room. A thumb latch door leads into:

Sitting Room/Bedroom Three 4.6 x 3.22m
(approx. 15'1 x 10'8)

A spacious reception room featuring vaulted ceilings with exposed beams and French doors open out to the front aspect





An oak thumb latch door leads from the living/dining area of the kitchen into the **Hallway**, where there is a skylight, a useful double width cloakroom cupboard and further **Airing Cupboard** housing the hot water cylinder. Doors lead into:

Master Bedroom 3.65 x 3.27m (approx. 12'0 x 10'9)
A spacious double room having two double fitted

wardrobes and a window to the front aspect

Bedroom Two 3.65 x 2.84m (approx. 12'0 x 9'4)
Another generous double room having window to the front

Bathroom 2.23 x 1.62m (approx. 7'4 x 5'4)
Comprising a traditional white suite having



pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled walls, an obscured window to the side and a wall mounted mirror





Outside

The Stables lies in this desirable courtyard having a gravelled drive with parking to the front. Box hedging encloses the attractive **South Facing Gardens** which are laid to lawns and neatly maintained borders, having exterior lighting and a water point. A Blue brick path leads to the front door, and part of the garden could be landscaped to provide additional parking as required

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.