



Orchard Barn, Weaverlake Drive, Yoxall, DE13 8AD

Parker
Hall

Occupying an enviable address on Weaverlake Drive is this contemporary detached barn conversion style home, benefitting from spacious and high specification interiors, two double bedrooms plus a study and a south facing garden plot. Completed recently in 2022, Orchard Barn has been thoughtfully designed in a traditional style to complement the neighbouring homes, with modern aspects including a beautiful open plan living and dining kitchen, contemporary bathroom suites and under floor heating throughout the ground floor adding to the luxury finish. Combining the ideals of peaceful rural living and a well connected location, Orchard Barn

enjoys tranquil surroundings on the entrance to the prestigious Weaverlake Drive and lies within a few minutes' walk of the village centre.

The interiors comprise reception hall, spacious lounge, open plan living and dining kitchen, utility room and cloakroom, with a double bedroom, study and family bathroom to the ground floor. A private staircase rises to a second bedroom set to the first floor which is serviced by a modern en suite. Outside, the property benefits from south facing gardens and to the front there is ample parking for a number of vehicles as well as access via an

electric door into the double garage. Orchard Barn is serviced by aluminium double glazed windows and doors and gas central heating, and the property benefits from a 10 year new homes warranty. Please note, a planning condition details that only buyers over the age of 55 are permitted to purchase the property.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagents/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into

the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a number of private schools also in the area including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive.



- Barn Conversion Style New Home
- Prestigious Setting on Exclusive Lane
- High Specification Finish
- Offered with No Upward Chain
- Open Plan Living & Dining Kitchen
- Laundry & Cloakroom
- Versatile Study
- Two Double Bedrooms
- En Suite & Luxury Family Bathroom
- South Facing Gardens
- Double Garage & Ample Parking
- Over 55s Only
- 10 Year New Homes Warranty
- Desirable Village Setting

Reception Hall

Steps edged with traditional railings leads to the aluminium entrance door, which in turn opens into this spacious hallway, having oak flooring which extends throughout much of the ground floor and doors opening into:

Lounge 4.3 x 4.11m (approx. 14'1 x 13'5)
A spacious reception room having double crittall doors with panels opening out to the south facing gardens and further double glazed doors leading into the:

Open Plan Living & Dining Kitchen 5.96 x 5.48m (approx. 19'6 x 17'11)
A stunning and beautifully designed space formed by a spacious living and dining room and

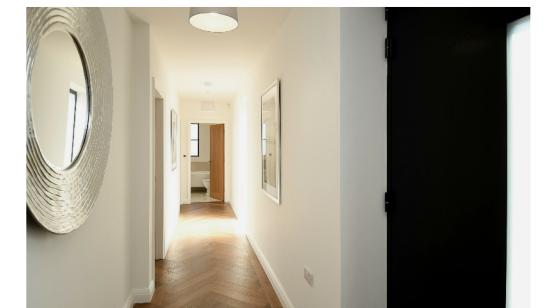


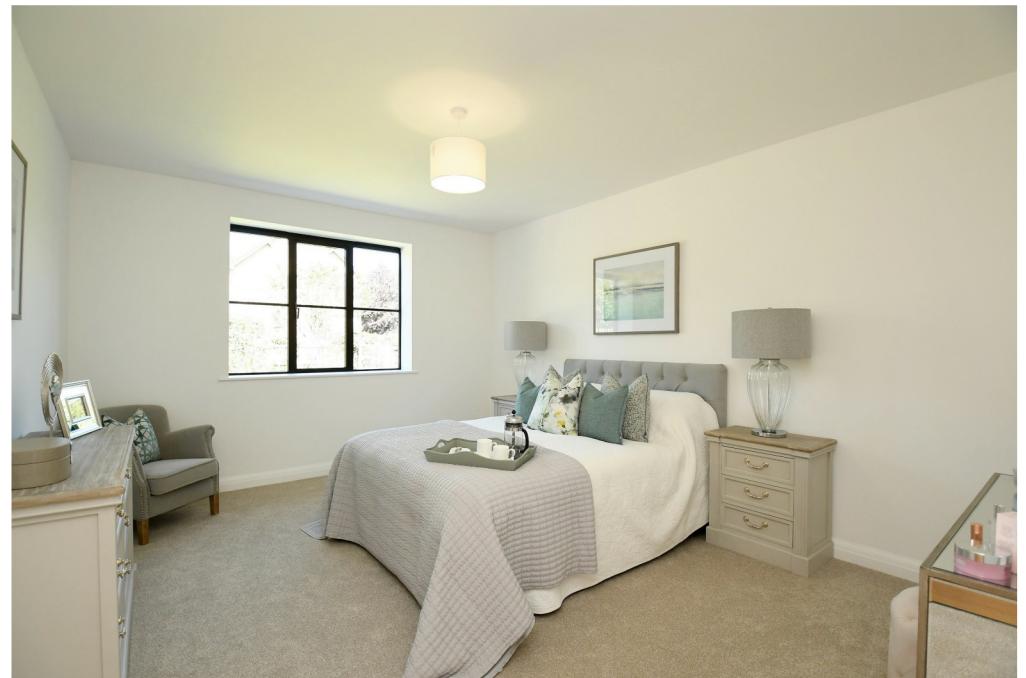
comprehensively fitted kitchen. The kitchen comprises a range of shaker wall, base and full height units bespoke designed by Optiplan Kitchens, featuring marble finish quartz worksurfaces over, an inset double Belfast sink and a range of integral appliances including fridge, freezer, AEG dishwasher, AEG oven and combination microwave oven, wine fridge, and an AEG induction hob with recessed extractor hood above. There is a window to the side aspect, units house waste and recycling bins and the central island houses additional storage and space for breakfast bar stools to one side. Double crittall doors with panels open out to the gardens from the **Living & Dining Room** and there is a full height window to the side

Laundry 2.55 x 1.95m (approx. 8'4 x 6'4)
Comprising a range of quality base and full height units coordinating with those of the kitchen, with marble finish quartz worksurfaces over housing an inset Belfast sink and spaces for both a washing machine and tumble dryer. The utility has travertine tiled flooring and a door opens out to the side walkway which leads to both the front and rear aspects, giving an alternative access into the property without the steps to the front

Cloakroom

Comprising a modern suite having quartz topped wash basin set to vanity unit and WC, with tiled splash backs and an obscured window to the side





The **Reception Hall** has oak flooring and an obscured full height window facing the front aspect, and oak doors open into:

Master Bedroom 4.46 x 3.6m (approx. 14'7 xc 11'9)
A spacious principal bedroom having window to the rear overlooking the gardens

Study 3.4 x 3.07m (approx. 11'2 x 10'0)
Ideal as a home office or occasional bedroom, having windows to two sides enjoying a pleasant rural outlook

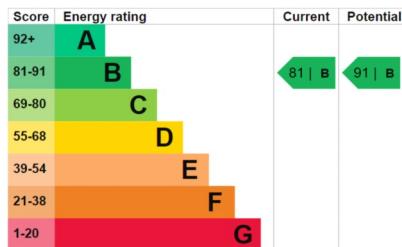
Stairs rise to the first floor accommodation which comprises:

Bedroom Two 4.18 x 4.5m (approx. 14'9 x 13'8) – max

Another double bedroom having large fitted storage cupboards, a skylight and private use of:

En Suite 2.98 x 1.38m (approx. 9'9 x 4'6)
Comprising wash basin set to vanity unit, WC and double shower, with tiled splash backs, tiled flooring, a heated towel rail and a skylight

From the stairwell there is access via a drop down ladder to a generous loftspace









Outside

Orchard Barn is positioned at the entrance of Weaverlake Drive, a desirable address on the outskirts of Yoxall. To the front aspect there is a recently laid tarmacadam driveway providing parking for a number of vehicles as well as access into the double garage, and steps edged with traditional railings rise to the front door.

Double Garage 5.3 x 4.41m (approx. 17'4 x 14'5)
 With Hormann electric entrance door, power and lighting. Stairs rise to a door leading out to the side of the property, the wall mounted boiler is housed in here and a cupboard also houses the pressurised hot water cylinder

South Facing Gardens

The rear garden has been landscaped to provide a pleasant and secluded outside space enjoying sunshine throughout the day. A shaped paved terrace borders the property, leading onto well tended lawns edged with mature foliage, railway edged sleepers and fenced boundaries. **NB:** The plot of lawned gardens between the property and Hadley Street is available to purchase separately, please speak to Parker Hall for further details

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.