



The Coach House, 19 Squirrel Walk, Overseal, DE12 6NP



Showcasing a wealth of character and impressive interiors is The Coach House, a beautifully presented and individual Grade II Listed barn conversion offering three bedrooms, corner plot gardens and a peaceful cul de sac setting. Formerly serving as the coach house to the local Grange Farm, this charming character conversion features a traditionally styled dining kitchen and modern bathroom suites alongside stunning exposed brickwork, herringbone quarry tiles and a wealth of original beams. The well presented interiors comprise impressive L shaped reception hall with feature brickwork arch, lounge with stone fireplace and spacious dining kitchen to the ground floor, with three bedrooms, a master en suite and family bathroom to the first floor. A useful mezzanine to bedroom three provides additional double sleeping accommodation or useful storage space. Outside, there is parking

to a private driveway and attractive corner plot gardens extend to the front and side. The Coach House is serviced by mains gas central heating.

Overseal lies in the heart of the picturesque National Forest, just minutes from many everyday amenities including shops, pubs and supermarkets and offering easy access to many rural walks in the surrounding Derbyshire countryside. The market town of Burton on Trent is home to further shopping and leisure facilities and the location provides convenient access for commuters to the A444, A38 and M42. The international airports of Birmingham and East Midlands are within an easy drive, direct rail links are available from Burton on Trent to Birmingham and beyond, and the area is well serviced by a regular public bus route from Overseal leading to neighbouring villages and towns.

- Individual Character Barn Conversion
- Grade II Listed & Wealth of Features
- Deceptively Spacious Interiors
- Stunning Reception Hall
- Impressive Lounge
- Refitted Dining Kitchen
- Three Bedrooms (Two Doubles)
- Mezzanine/Bedroom Space
- En Suite & Family Bathroom
- Corner Plot Gardens
- Off Road Parking to Private Drive
- Secluded Cul de Sac Setting
- Well Placed for Local Amenities, Commuter Routes & Airport Travel

Reception Hall 6.08 x 5.42m (approx. 19'11 x 17'9) – max

An impressive welcome to this character barn conversion, having double height ceilings featuring exposed beams, herringbone quarry tiled flooring, a wealth of exposed brickwork and a door opening to the staircase rising to the first floor. A brickwork recess houses ample space for use as a cloakroom, a door opens out to the rear courtyard and thumb latch doors open into:

Impressive Lounge 5.12 x 4.82m (approx. 16'9 x 15'9)

A beautifully presented reception room having arched full height windows to the rear courtyard, exposed beams and brickwork and a traditional gas fired stove set to brick hearth with carved stone mantle

Dining Kitchen 4.19 x 3.14m (approx. 13'9 x 10'3)

Being fitted to a superb standard, the kitchen comprises a range of painted wall and base units with complementary solid oak work surfaces over, housing an inset Butler sink and integral appliances including a Smeg dishwasher, Hotpoint oven and Smeg induction hob. There is space for a fridge freezer, a window faces the front aspect and the kitchen features stunning tall ceilings and exposed beams. The Worcester combi boiler is housed beyond a fitted cupboard





A door from the **Reception Hall** opens to the brick staircase rising to the first floor **Landing** 7.37 x 1.48m (approx. 24'2 x 4'10), again showcasing a wealth of character. Doors lead off to:

Master Bedroom 5.15 x 3.89m (approx. 16'10 x 12'9)

A stunning principal bedroom having a window to the rear and a large fitted double wardrobe. Vaulted ceilings showcase exposed beams and rafters, and

this bedroom benefits from private use of:

En Suite 2.88 x 1.0m (approx. 9'5 x 3'2)

A white suite comprises pedestal wash basin, WC and double shower, with tiled splash backs, and a chrome heated towel rail

Bedroom Two 3.61 x 3.05m (approx. 11'10 x 10'0)

Another double room having a window to the rear and a loft access point



Bedroom Three 3.63 x 1.67m (approx. 11'10 x 5'5)

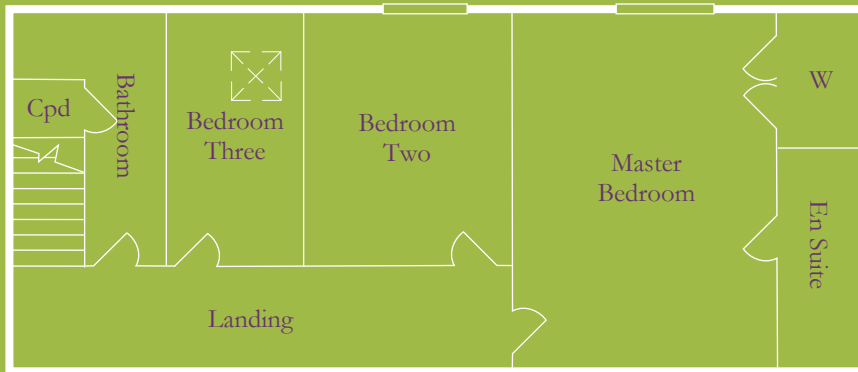
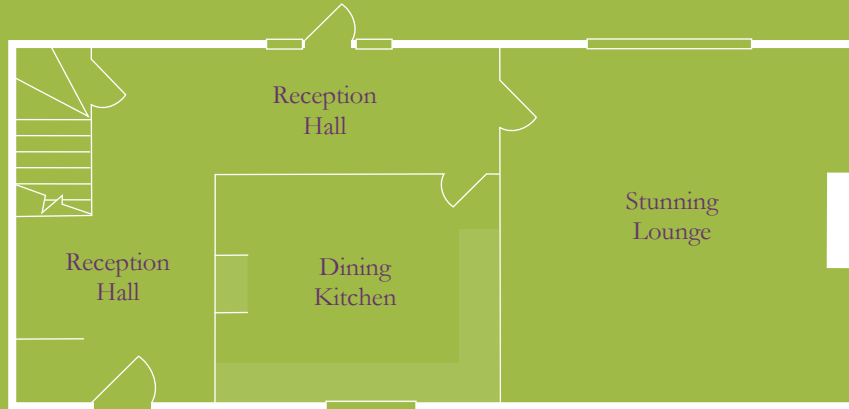
Ideal as a home office or single bedroom, having a skylight, exposed beams and a ladder which rises to a **Mezzanine** 3.31 x 2.09m (approx. 10'10 x 6'10), providing space for a temporary double bed or a useful storage area

Family Bathroom 3.61 x 2.04m (approx. 11'10 x 6'3) – max

A traditionally styled suite comprises wash basin set

to vanity unit providing storage below, WC and bathtub with shower and handheld attachment over, having tiled flooring, tiled splash backs and a chrome heated towel rail. A fitted cupboard houses space for a washing machine and additional storage





Outside

Set towards the end of the cul de sac, The Coach House benefits from a private gravel driveway to the side, having gated access opening into the gardens

Corner Plot Gardens

Being safely enclosed to all sides, the garden is laid to lawns, mature hedges to the boundaries and a secluded brick paved terrace with raised flowerbeds to one side. The garden shed is included in the sale, there is exterior lighting and water point and gated access leads out onto the cul de sac. Double gates to the opposite side lead into a courtyard at the rear of the property, where the property owns a strip of land to allow for maintenance purposes



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.