



Long Barn, Woodhouses, Yoxall, DE13 8NR



Boasting an idyllic rural setting overlooking panoramic countryside views is Long Barn, an elegant detached barn conversion showcasing a wealth of character throughout, three bedrooms and established 0.3 acre gardens. Presenting immaculate accommodation both inside and out, Long Barn resides within a private courtyard servicing to a handful of similar character homes, combining the ideals of a rural setting with convenient proximity to local village amenities. Long Barn has been recently upgraded to include modernised bathrooms, new doors to the lounge and new hardwood windows (in progress) to the rear aspect, with plenty of traditional character throughout including vaulted ceilings, original

beams, exposed brickwork and quarry tiles and feature exposed stone.

The entrance hall leads into an impressive lounge with inglenook fireplace, handmade farmhouse dining kitchen and utility room, with three bedrooms (two doubles) serviced by a Jack & Jill en suite bathroom and a modern shower room. A lengthy drive shared with three additional properties approached Long Barn, where there is allocated parking for four vehicles to the front aspect as well as access into the double garage. Extended to the side and rear of the barn are established formal gardens totalling 0.3 acre, with a post and rail fence to the boundary highlighting far-

reaching views towards Staffordshire countryside and National Forest woodland. The barn is serviced by hardwood windows and doors and mains gas under floor heating.

Long Barn resides within a tranquil private courtyard set within the rural hamlet of Woodhouses, positioned part way between Barton under Needwood and Yoxall. Being within a short drive or walk is the centre of Yoxall, a popular village home to a vibrant community centred around the character High Street where pubs, a convenience store, a butchers, Scouts and Guides Groups and a Health Centre can all be found. St Peters Primary School in the village feeds into John

Taylor High in Barton under Needwood, both of which maintain an Ofsted Outstanding rating, and Barton under Needwood offers additional amenities including a Post Office and Co-Op. There are also an excellent range of independent schools in the area including Repton, Abbots Bromley and Denstone. The A38 and A50 are both within easy reach allowing for travel to the commercial centres of Burton on Trent, Lichfield, Birmingham, Uttoxeter and Nottingham, rail travel from Lichfield provides direct links to Birmingham and London, and the International Airports of East Midlands and Birmingham are each within an hour's drive.



- Characterful Detached Barn
- Private Courtyard Setting
- Panoramic Countryside Views
- Wealth of Original Features Throughout
- Impressive Lounge with Inglenook
- Farmhouse Dining Kitchen
- Utility & Entrance Hall
- Three Bedrooms (Two Doubles)
- Jack & Jill En Suite Bathroom & Refitted Shower Room
- Double Garage & Parking for Four
- Established & Secluded 0.3 Acre Gardens
- Rural & National Forest Views
- Prestigious Courtyard Setting
- 'Outstanding' School Catchment
- Well Placed for Local Village Amenities, Commuter Routes & Rail Travel



A door from the courtyard opens into the **Entrance Hall**, having exposed beams, a feature stained glass window and slate flooring. a door leading into:

Impressive Lounge 7.95 x 4.85m (approx. 26'1 x 15'10)

A stunning living room showcasing a wealth of character, having slate tiled flooring, vaulted ceilings with exposed beams, doors opening out to both the front and rear aspects and windows to two sides. A brickwork inglenook fireplace houses a wood burning stove set to tiled hearth and windows to the rear enjoy a picturesque outlook over the gardens and views beyond. An oak step and an archway lead into:

Farmhouse Dining Kitchen 7.5 x 2.65m (approx. 24'7 x 8'8)

A characterful space having a range of handmade wall and base units with granite worksurfaces over, housing a Belfast sink and provisions for appliances including a range cooker, dishwasher and fridge freezer. The kitchen features vaulted ceilings, exposed beams and brickwork, and tiled flooring extends into the dining area and there are both windows and a door opening out to the front aspect. A door leads into:

Utility 2.13 x 2.01m (approx. 6'11 x 6'7)

A useful space having windows to the front, tiled flooring and a fitted **Airing Cupboard** housing the boiler, water tank and ample storage space. The utility has exposed beams and a door opening into the **Inner Hallway** which leads off into the second bedroom and shower room





Doors from the **Entrance Hall** open into:

Master Bedroom 5.01 x 5.82, 3.38m (approx. 16'5 x 19'1, 11'1)

A luxurious principal bedroom suite having exposed beams and stonework, a window and door to the rear overlooking stunning rural views, and a range of fitted wardrobes. A door opens into:

'Jack & Jill' En Suite Bathroom

Comprising a refitted, traditionally styled suite having pedestal wash basin, WC, freestanding double ended bathtub and separate walk in shower, with a wealth of exposed beams, tiled splash backs and flooring, a heated towel rail and a window to the rear. A door leads into:

Bedroom Three 3.42 x 2.38m (approx. 11'2 x 7'9)
An ideal single bedroom or study, having a window to the rear and exposed beams

From the **Inner Hallway**, a door opens into the:

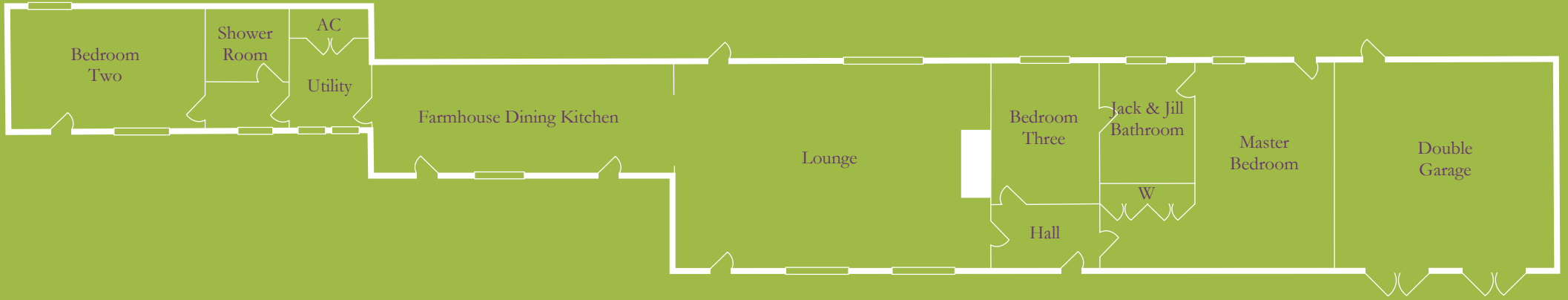
Guest Bedroom Two 4.85 x 2.96m (approx. 15'10 x 9'8)
Another double room ideal as a guest suite, having a

door to the front, windows to the front and rear aspects and exposed beams

Shower Room

Refitted with a white suite having wash basin set to vanity unit, WC and shower, with tiled flooring, tiled splash backs and a heated towel rail







Outside

The property is accessed via a private lane shared with three additional properties, leading into the central gravel courtyard. There is allocated parking for four vehicles to the fore of the garage, and gated access leads into the rear garden

Double Garage 5.55 x 5.12m (approx. 18'2 x 16'9)

With manual entrance doors, power, lighting and a courtesy door into the rear garden

0.3 Acre Gardens

Extending to the rear of Long Barn are established gardens laid to extensive lawns bordered by a post and rail fence which highlights the idyllic views beyond. There is a gravel walkway bordering the barn, with a covered seating area to one side where there is a small vegetable plot and a garden shed. To the opposite side there is a raised brick edged border and a further secluded terrace, with an area of decking being an ideal space for alfresco dining whilst overlooking far-reaching rural views. There is exterior lighting, power and a water point



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.