

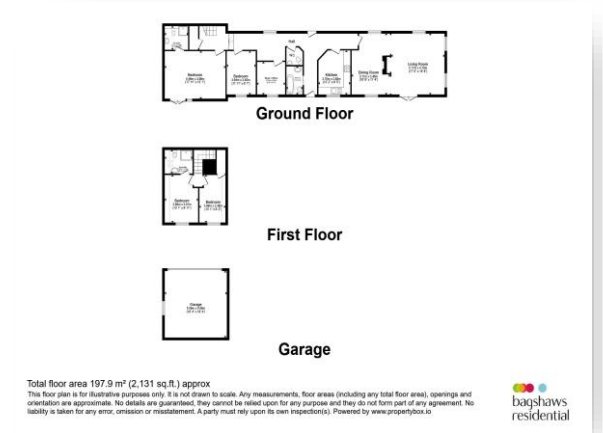


Highfields Barn, Beamhurst, Uttoxeter, ST14 5EA

welcome to

Highfields Barn, Beamhurst Uttoxeter

Bagshaws Residential are delighted to market this IMMACULATELY PRESENTED four bedroom, two with en suite facilities barn conversion which retains many original features including exposed brickwork, A-frame and exposed beams situated in a GOOD SIZED PLOT with detached double garage.



Access to the property is gained via gravel driveway leading to detached double garage and also to:

Entrance Door:

Leading into:

Entrance Hallway:

Having exposed brickwork; tiled flooring; central heating radiators; exposed beams; door leading to the garden; doors off to:

Breakfast Kitchen:

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary Granite work surfaces; cupboard housing the central heating boiler; integrated oven with induction hob and cooker hood over; integrated fridge freezer and dishwasher; double glazed window to the rear elevation; complementary wall and floor tiling; exposed A- frame and beams to the ceiling.

Dining Room:

With double glazed window and floor to ceiling double glazed window; exposed A-frame and beams to the ceiling; two central heating radiators, feature exposed back to back brick fireplace housing a log burning stove; brick archways opening into:

Lounge:

With two double glazed windows; floor to ceiling double glazed window; double glazed French doors leading out to the garden; exposed A-frame and beams to the ceiling, exposed arched brick back to back fireplace; two central heating radiators.

Study / Drawing Room:

Having central heating radiator; double glazed window; exposed beams to the ceiling.

Cloakroom:

Having low level wc; wash hand basin; central heating radiator.

Bathroom:

Having P-shaped bath with wall mounted shower over and curved side screen; wash hand basin; low level wc; complementary wall and floor tiling; heated towel rail; skylight window; exposed beams to the ceiling; spot lights.

Inner Hallway:

With stairs to the first floor accommodation; understairs storage cupboard; doors off to:

Bedroom:

Having double glazed window; central heating radiator; exposed A-frame and beams to the ceiling.

Main Bedroom:

Having double glazed French doors with opening window side panels leading out to the rear garden; central heating radiator; door leading into:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; heated towel rail; complementary wall and floor tiling; spot lights.

Stairs from inner hallway:

Leading to:

First Floor Landing:

With doors off to:

Bedroom:

Part restricted head height. With double glazed window; central heating radiator; exposed beam; door leading into:

En Suite:

Having shower cubicle with wall mounted shower; wash hand basin, low level wc; heated towel rail; sky light window; complementary tiling; wood effect flooring.

Bedroom:

Part restricted head height. Storage cupboard; double glazed window; central heating radiator.

Detached Double Garage:

18' 4" x 18' 3" (5.59m x 5.56m)
With electric up and over door.

Gardens:

Lawned gardens to the front and rear with patio areas with an abundance of tree and shrub plantings with brick and fence boundaries.

Please Note:

A Covenant is placed on this property whereby buyers will legally cover a share of 4/13's for the water treatment plant, this includes the cost (if required) of maintaining, powering, repairing and renewing.

Right of access along shared driveway to the side of the property.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Photographs may have been taken using a wide angle lens.



view this property online bagshawsresidential.co.uk/Property/UTR110142



welcome to

Highfields Barn, Beamhurst Uttoxeter

- Delightful Barn Conversion with Original Features
- Good Sized Plot with Front and Rear Gardens. Double Garage
- Back to Back Brick Fireplace Lounge & Dining Room. Study
- Breakfast Kitchen. Bathroom. Guest Cloakroom
- Four Bedrooms. Two with En Suites

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110142



Property Ref:
UTR110142 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk