

The Old Barn, Midway Farm, Burton Road, Midway, Derbyshire, DE11 0DP

HOWKINS & HARRISON



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Midway Farm, Burton Road
Midway, Derbyshire, DE11 0DP

Asking Price: £775,000

A beautifully appointed Grade ll listed barn-style residence. The Old Barn was converted in 1980 from the original circa 1800 Grade ll listed barn, and occupies a superb position with far-reaching views over open countryside.

Offering an impressive level of accommodation extending to approximately 2,750 sq. ft., the property combines striking architectural design with high-quality modern living, creating a home of both presence and practicality. The layout has been thoughtfully designed to provide a natural flow between reception spaces, with a particularly impressive full-height glazed entrance. Generous living and dining areas are complemented by a well-appointed kitchen and a superb garden room, all arranged to take full advantage of the outlook and connection to the landscaped rear gardens. To the first floor, the accommodation continues to impress with five bedrooms and three bath/shower rooms, offering excellent flexibility for both family living and guest accommodation.

Set behind a large forecourt, there is ample off-road parking and to the rear, beautifully maintained gardens and paved terraces.







Location

The Old Barn is situated within the attractive Midway Farm development on Burton Road, in the well-regarded suburb of Midway, on the outskirts of Swadlincote. This convenient yet semi-rural setting offers an excellent balance of countryside surroundings and everyday accessibility, with a range of local amenities, schools and shopping facilities close at hand. The property is ideally positioned for access to Burton upon Trent, Swadlincote and the wider Derbyshire and Staffordshire regions, with good road links connecting to the A38 and A444, providing onward travel to Derby, Lichfield and Birmingham.

Travel Distances

Swadlincote – 1.5 miles
Burton upon Trent – 3 miles
Ashby-de-la-Zouch – 6 miles
Derby – 15 miles
Lichfield – 14 miles
Birmingham City Centre – 30 miles
Tamworth Station – 14 miles
Derby Station – 15 miles
East Midlands Airport – 16 miles



Accommodation Details – Ground Floor

The property is entered through a striking full-height glazed entrance, creating an immediate sense of arrival and drawing natural light into the welcoming space. From here, the staircase rises to the first floor, while a useful WC is positioned off. To the rear sits the kitchen, fitted with an excellent range of bespoke cabinetry and enjoying a practical connection to the dining room, with a door opening directly through. The dining room is a superb dual aspect reception space, offering generous proportions and an abundance of natural light with window to the front elevation and French doors opening onto the rear, ideal for both everyday living and entertaining. From here, a door leads into the living room, an outstanding 23ft dual aspect space. Rich in character, it features exposed ceiling beams, timber flooring and a striking brick fireplace with stove forming a central focal point, while French doors open directly onto the garden. From the kitchen, access continues into an inner hallway, which incorporates built-in storage and provides access to the garden room, garage/utility and a rear entrance. The garden room is a standout feature of the home, beautifully light and contemporary in feel, with full height windows and doors opening onto the garden and enjoying attractive views across the grounds and surrounding countryside. The garage/utility room offers excellent practicality, combining storage and functional space for day-to-day living.





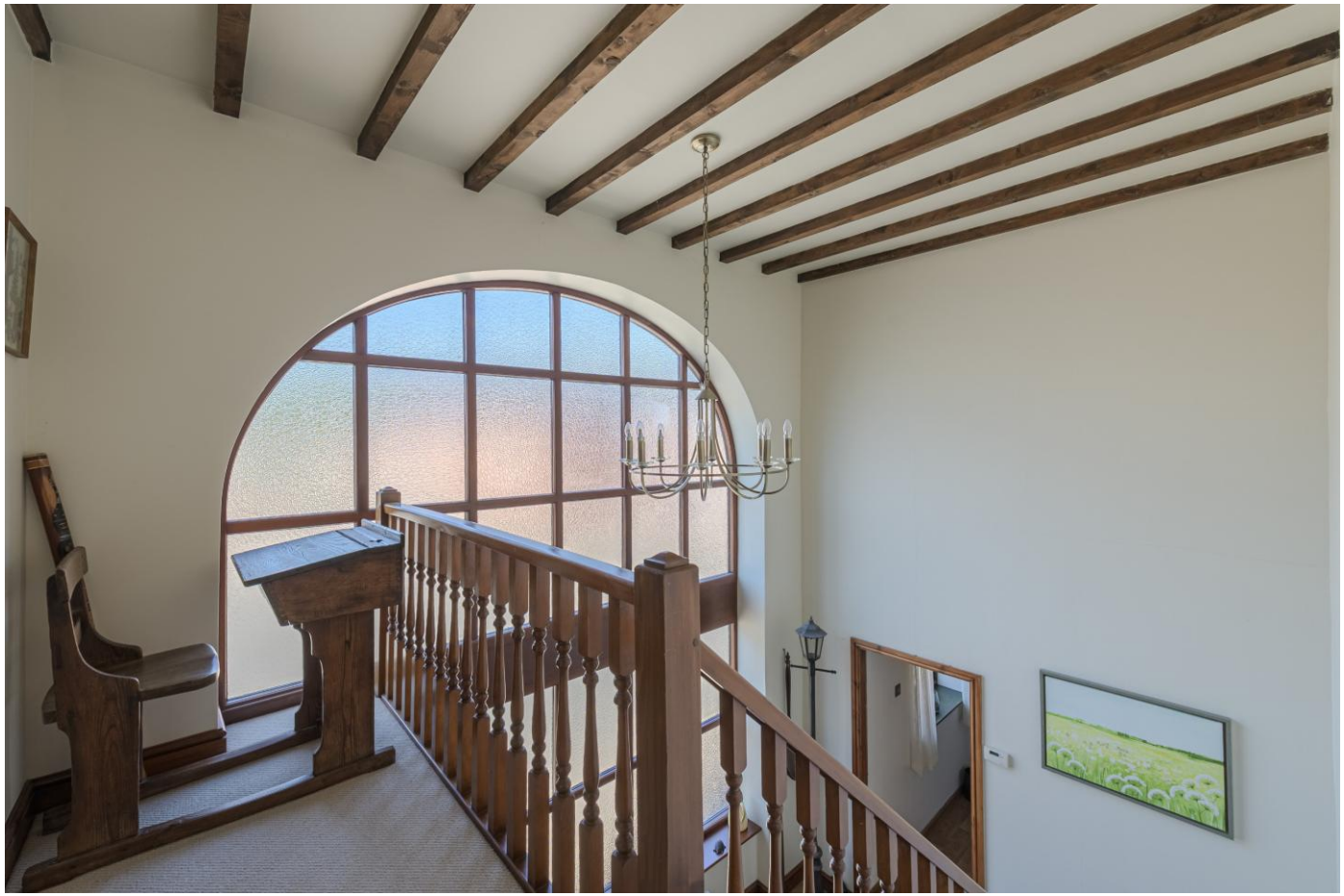

Come Gather in our Kitchen
Eat ~ Drink ~ Laugh ~ Live ~ Love





First Floor

To the first floor, the landing is a real feature, overlooking the striking arched glazed entrance and enhancing the sense of volume within the home. The accommodation comprises five well-proportioned bedrooms and three bath/shower rooms, with two of the bedrooms benefiting from en-suite facilities, providing excellent flexibility for family living, guests or home working.



















Outside

Externally, The Old Barn is approached via a generous driveway and forecourt providing off-road parking for up to six vehicles. To the rear, the gardens are beautifully maintained, with paved terraces, seating areas and expansive lawns, all enjoying a high degree of privacy and attractive open views beyond.

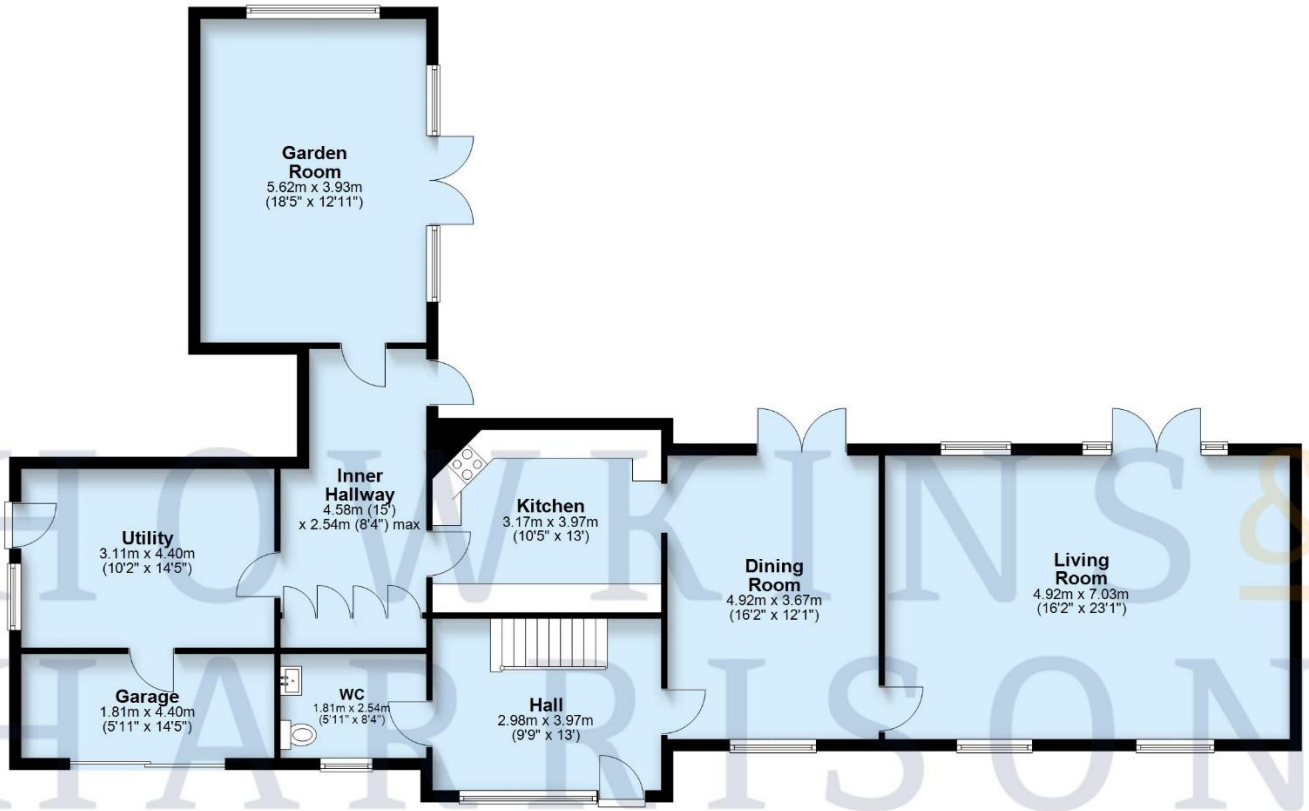






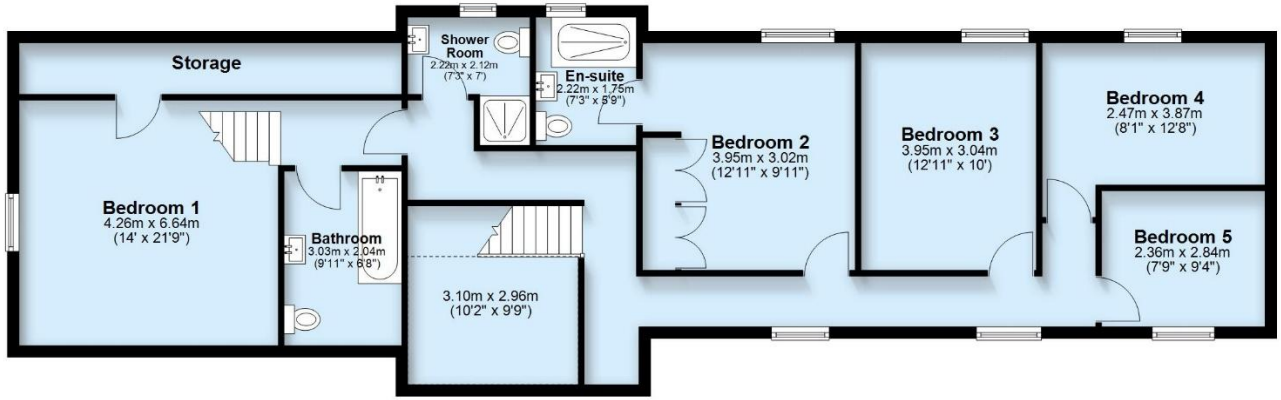
Ground Floor

Approx. 140.9 sq. metres (1516.8 sq. feet)



First Floor

Approx. 114.4 sq. metres (1231.3 sq. feet)



Total area: approx. 255.3 sq. metres (2748.1 sq. feet)

Agents Comments

Rarely do homes of this calibre, scale and setting become available within such a well-regarded location.



Features

- Exclusive barn conversion within private courtyard development
- Impressive full-height glazed entrance feature
- Generous and versatile reception accommodation
- High-quality finish throughout with modern fittings
- Five bedrooms and three bath/shower rooms
- Superb open countryside views to the rear
- Large forecourt with parking for up to six vehicles
- Beautifully landscaped rear gardens and entertaining spaces
- Sought-after Derbyshire location with excellent road links





Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority
South Derbyshire District Council - Tel::01283-595795

Council Tax
Band - F

HOWKINS & HARRISON

AWAITING EPC



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