



TATTON HALL  
— HOMES —



HIGH ONN  
BARN S

New Road, High Onn, Nr. Church Eaton  
Staffordshire ST20 0AX



# TATTON HALL

H O M E S

**High Onn Barns is a beautiful collection of two, three and four-bedroom barn conversions in the rural and picturesque setting of High Onn.**

## HIGH ONN BARNs

New Road, High Onn, Nr. Church Eaton  
Staffordshire ST20 0AX



High Onn is a small hamlet nestled in the heart of rolling Staffordshire countryside. Perfect for those who appreciate peace and quiet, this is a beautiful location offering breath-taking views towards The Wrekin and the Shropshire Hills. It is also very well-connected with excellent commuting routes nearby.

High Onn is just a short distance from Church Eaton, a pretty village six miles southwest of Stafford which is a great place to stop for a pint of real ale and a bite to eat. With Stafford just over eight miles away, here you will find a thriving town centre offering a wide choice of restaurants, bars and shopping options.

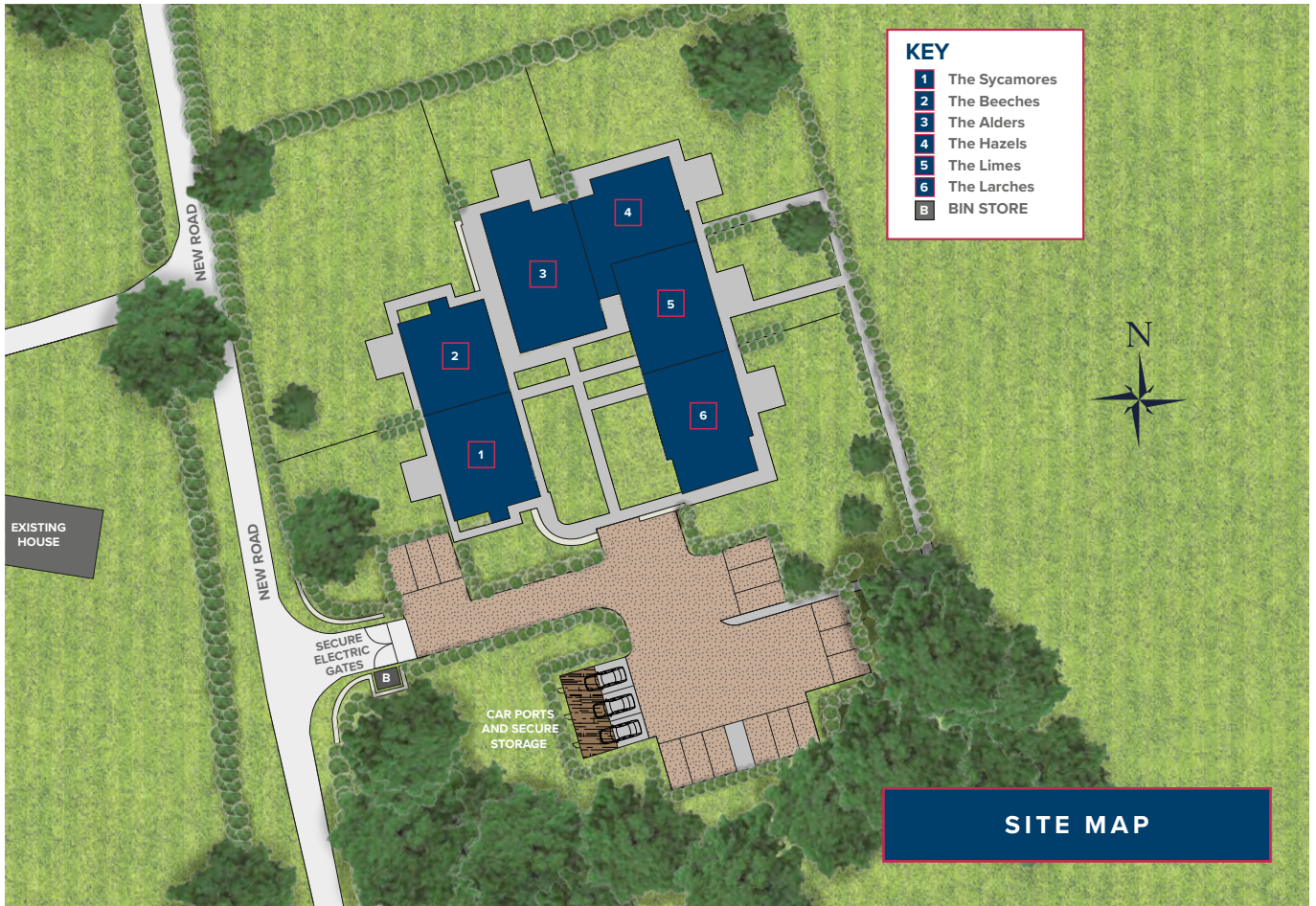


There's a wide range of leisure facilities within close proximity to High Onn, including several golf clubs, fitness centres and Weston Park - great for long leisurely walks in beautiful surroundings.

Less than seven miles from High Onn Barns is the market town of Newport. A Britain in Bloom finalist and the second largest town in the Telford and Wrekin borough, Newport offers an array of shops, bars and restaurants, as well as the renowned Harper Adams University College, and Haberdashers' Adams Grammar School. It's also home to the annual Newport Show at Chetwynd Deer Park. This one-day event showcases the best regional food, entertainment and agricultural excellence.

HELPING TO BUILD YOUR DREAMS

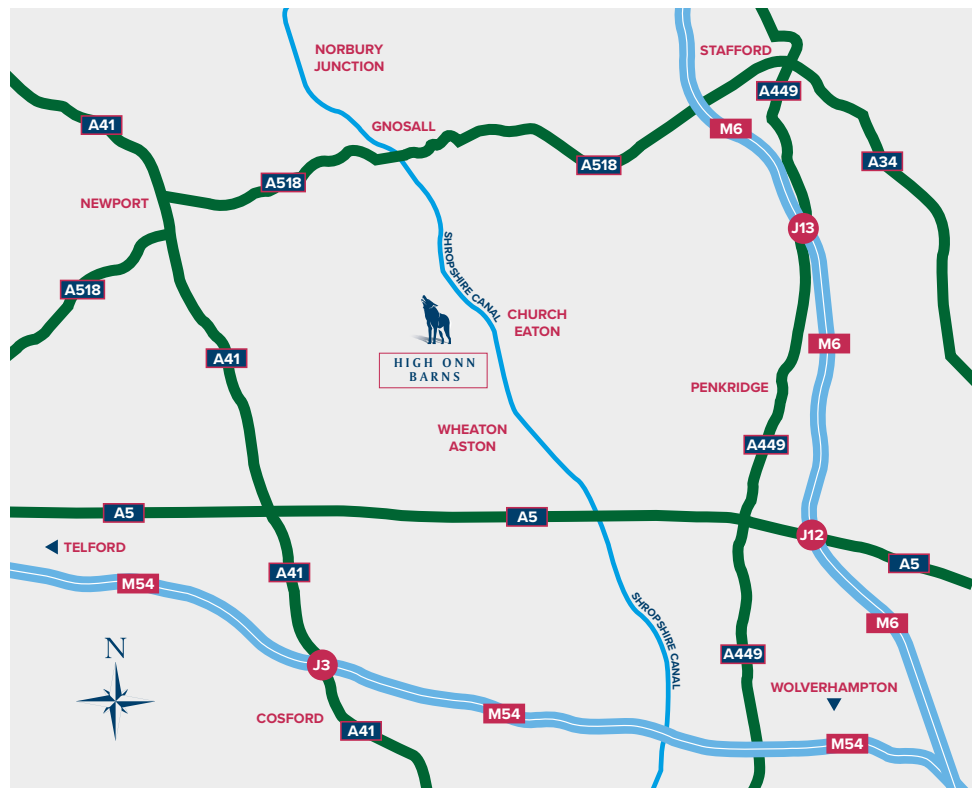




## LOCATION

This stunning development offers rural charm, and the convenience of city life with Newport, Telford, Stafford and Wolverhampton, all within 15 miles.

It is also very well-connected with excellent commuting routes such as the M6, M54 and A5 within close proximity.



# HIGH ONN BARNs

## BARN 1 THE SYCAMORES



### Barn Includes:

- 3 allocated car parking spaces
- Underfloor heating to ground floor
- First floor central heating
- Oak flooring
- Luxury wooden internal doors
- Contemporary ironmongery
- Log burner
- A contemporary fully integrated kitchen
- Stylish bathrooms with Villeroy & Boch fittings
- Fitted wardrobes
- Velux windows
- 10 year warranty

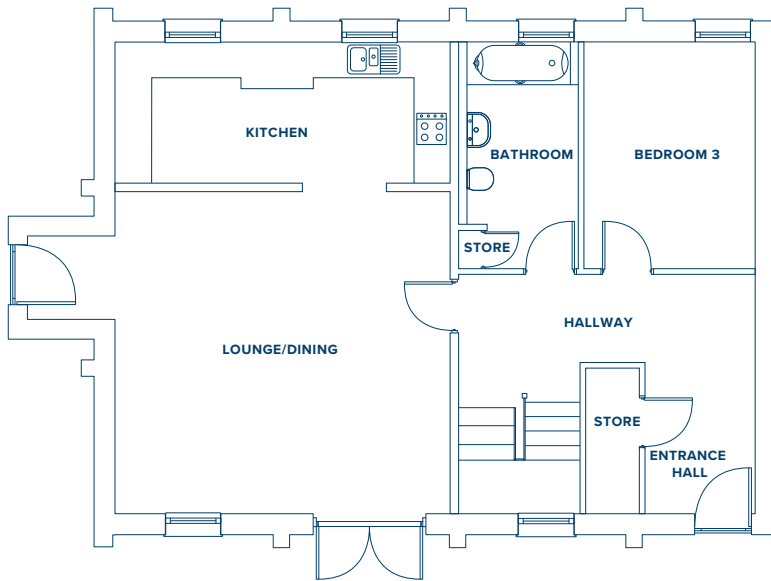
**The Sycamores is a beautifully-designed three-bedroom barn boasting a range of features that make it a home to be proud of, such as fabulous oak flooring throughout.**

A spacious, open plan lounge and dining room offers a cosy log burner, as well as french door access to an attractive courtyard. Leading from the lounge is a fully integrated, contemporary fitted kitchen, while an elegant bathroom and bedroom - all benefitting from underfloor heating - complete the ground floor layout of this inviting home.

Upstairs, you will find two bright and beautiful bedrooms enjoying plenty of natural light from the large windows and Velux skylights. In addition, both bedrooms feature a stylish and generous en suite shower room and are heated by gas central heating.

The Sycamores also benefits from a large garden and three allocated parking spaces for added practicality.

**GROUND FLOOR**



**DIMENSIONS**

**GROUND FLOOR**

**LOUNGE/DINING**

5.74m x 5.55m    18' 8" x 18' 2"

**KITCHEN**

5.74m x 2.44m    18' 8" x 8' 0"

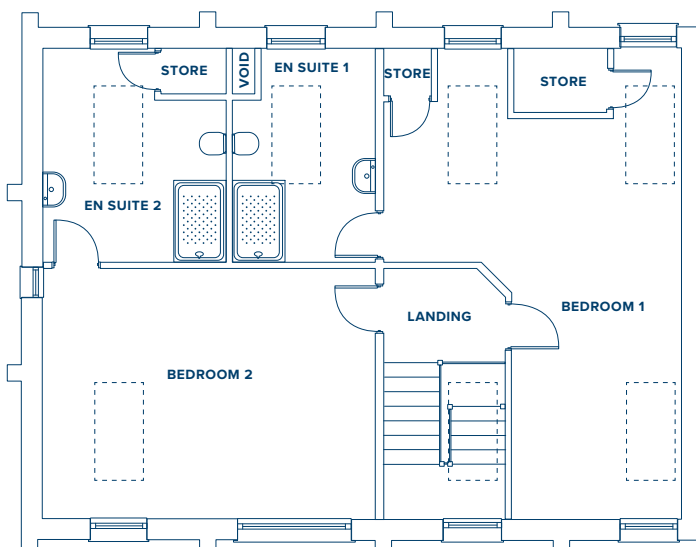
**BATHROOM**

2.03m x 3.90m    6' 6" x 12' 7"

**BEDROOM 3**

2.95m x 3.90m    9' 6" x 12' 7"

**FIRST FLOOR**



**FIRST FLOOR**

**BEDROOM 1**

8.14m x 5.78m    26' 7" x 18' 9"

**EN SUITE 1**

3.71m x 2.45m    12' 1" x 8' 0"

**BEDROOM 2**

5.74m x 4.31m    18' 8" x 14' 1"

**EN SUITE 2**

3.71m x 3.18m    12' 1" x 10' 4"

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# HIGH ONN BARN S

## BARN 2 THE BEECHES



### Barn Includes:

- 3 allocated car parking spaces
- Underfloor heating to ground floor
- First floor central heating
- Oak flooring
- Luxury wooden internal doors
- Contemporary ironmongery
- Log burner
- A contemporary fully integrated kitchen
- Stylish bathrooms with Villeroy & Boch fittings
- Fitted wardrobes
- Velux windows
- 10 year warranty

**This home boasts a welcoming open plan lounge and dining area, complete with an attractive fireplace featuring a log burner, perfect for cosy nights in.**

The Beeches is the ideal three-bedroom family home. The modern kitchen is fully integrated with quality appliances and the generous garden offers beautiful views to enjoy all year round.

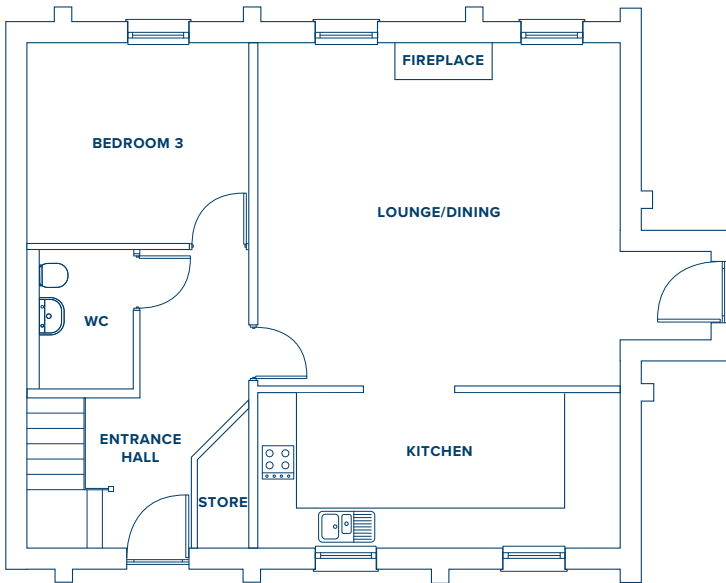
Plus, underfloor heating on the ground floor and beautiful oak flooring across the whole house make this home extra special.

There are two bedrooms, the largest of which is an impressive master suite with fitted wardrobes, Velux windows and an en suite shower room. The second bedroom, also featuring Velux windows and fitted wardrobes, is just across the hall, as is the spacious family bathroom.

The Beeches also benefits from a total of three allocated parking spaces, one of which is a car port, together with a storage area, adding additional convenience to this fantastic home.



**GROUND FLOOR**



**DIMENSIONS**

**GROUND FLOOR**

**LOUNGE/DINING**

5.53m x 5.78m    18' 1" x 18' 9"

**KITCHEN**

2.47m x 5.78m    8' 9" x 18' 9"

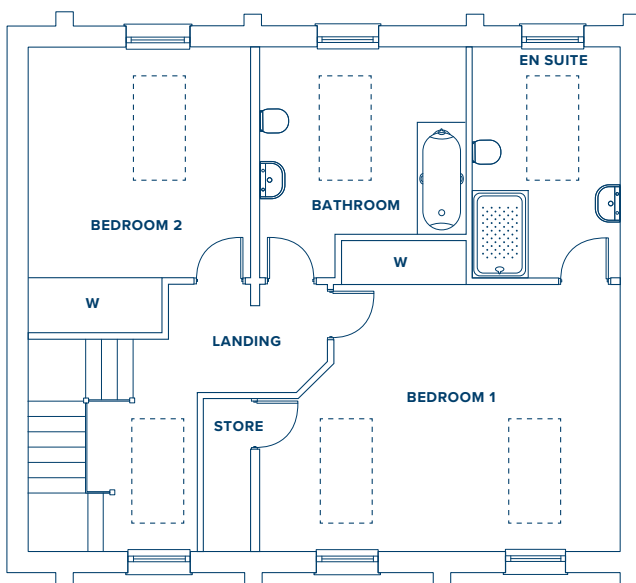
**BEDROOM 3**

3.58m x 3.20m    11' 7" x 10' 4"

**WC**

2.24m x 1.70m    7' 3" x 5' 5"

**FIRST FLOOR**



**FIRST FLOOR**

**BEDROOM 1**

4.31m x 5.78m    14' 1" x 18' 9"

**EN SUITE**

3.72m x 2.34m    12' 1" x 7' 7"

**BEDROOM 2**

3.71m x 3.59m    12' 1" x 11' 7"

**BATHROOM**

3.72m x 3.31m    12' 1" x 10' 8"

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# HIGH ONN BARNs

## BARN 3 THE ALDERS



### Barn Includes:

- 3 allocated car parking spaces
- Underfloor heating to ground floor
- Oak flooring
- Luxury wooden internal doors
- Contemporary ironmongery
- Log burner
- A fully integrated kitchen with central island
- Stylish bathrooms with Villeroy & Boch fittings
- Fitted wardrobes
- 10 year warranty

### **The Alders is a practically-styled two-bedroom, single level barn.**

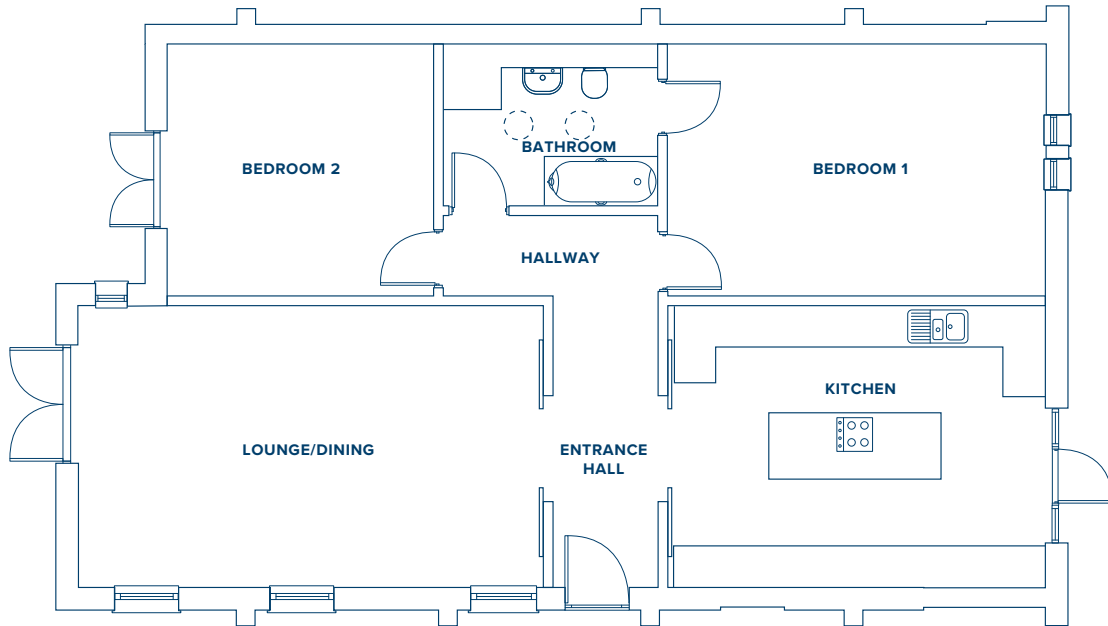
Glass pocket doors open to a well-appointed lounge featuring a log burner and french doors leading to the garden offering stunning views of the countryside. A contemporary and fully integrated kitchen boasts a central island perfect for cooking up a storm for family and friends, as well as access to the courtyard.

This property benefits from two welcoming bedrooms, one of which provides a second set of french doors leading to the garden together with access to the bathroom featuring elegant sanitaryware.

An added feature of The Alders is its striking oak flooring throughout.

You will also find three allocated parking spaces included with this property.

**GROUND LEVEL**



**DIMENSIONS**

**LOUNGE/DINING**

7.00m x 4.23m    22' 9" x 13' 8"

**KITCHEN**

5.67m x 4.23m    18' 6" x 13' 8"

**BEDROOM 1**

3.80m x 5.67m    12' 4" x 18' 6"

**BEDROOM 2**

4.00m x 3.81m    13' 1" x 12' 4"

**BATHROOM**

3.24m x 2.44m    10' 6" x 7' 9"

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# HIGH ONN BARN S

## BARN 4 THE HAZELS



### Barn Includes:

- 3 allocated car parking spaces
- Underfloor heating to ground floor
- First floor central heating
- Oak flooring
- Luxury wooden internal doors
- Contemporary ironmongery
- Log burner
- A contemporary fully integrated kitchen
- Stylish bathrooms with Villeroy & Boch fittings
- Fitted wardrobes
- Velux windows
- 10 year warranty

### **The Hazels is an outstanding three-bedroom home, with a spectacular glass entrance and stunning floor to ceiling window.**

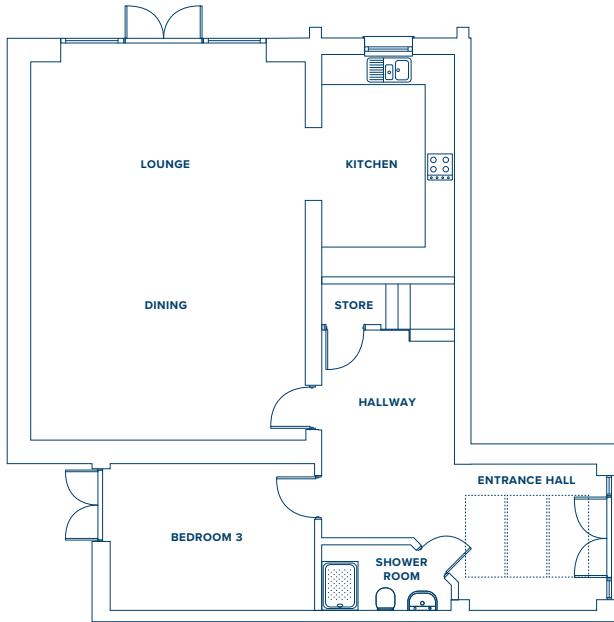
Offering magnificent, unspoilt views across the generously-sized garden, the large window spreads from the lounge floor up to the ceiling of the master bedroom, flooding the property with natural light. The open plan lounge/diner offers an inviting space in which to unwind, complete with a log burner and french door access into the garden, perfect for outdoor dining.

The stylish kitchen is fully integrated with quality appliances and a bedroom and shower room complete this section of the barn. Underfloor heating is installed throughout the ground floor to keep your home at just the right temperature.

Upstairs, the impressive master bedroom offers extensive bedside views of the surrounding countryside, an en suite shower room with Velux windows, as well as an elegant walk-in dressing area with fitted wardrobes - perfect for those who like to dress to impress. A further bedroom, well-designed bathroom and a large storage room can also be found on the gas centrally-heated first floor.

You will also find three allocated parking spaces, one of which is a car port incorporating a handy storage area.

**GROUND FLOOR**



**DIMENSIONS**

**GROUND FLOOR**

**LOUNGE/DINING**

7.69m x 5.64m    25' 2" x 18' 5"

**KITCHEN**

4.59m x 2.74m    15' 0" x 8' 9"

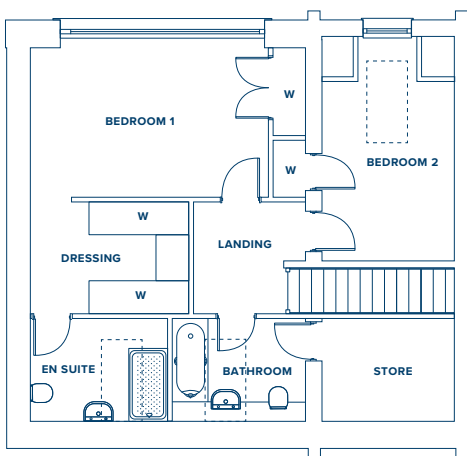
**BEDROOM 3**

4.24m x 3.01m    13' 9" x 9' 8"

**SHOWER ROOM**

2.67m x 1.35m    8' 7" x 4' 4"

**FIRST FLOOR**



**FIRST FLOOR**

**BEDROOM 1**

4.89m x 3.06m    16' 0" x 10' 0"

**DRESSING**

3.25m x 2.30m    10' 6" x 7' 5"

**EN SUITE**

2.80m x 2.11m    9' 1" x 6' 9"

**BEDROOM 2**

4.59m x 2.74m    15' 0" x 8' 9"

**BATHROOM**

2.73m x 2.11m    8' 9" x 6' 9"

**STORE**

2.74m x 2.11m    8' 9" x 6' 9"

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# HIGH ONN BARN S

## BARN 5 THE LIMES



### Barn Includes:

- 3 allocated car parking spaces
- Underfloor heating to ground floor
- First floor central heating
- Oak flooring
- Luxury wooden internal doors
- Contemporary ironmongery
- Log burner
- A contemporary fully integrated kitchen
- Stylish bathrooms with Villeroy & Boch fittings
- Fitted wardrobes
- Velux windows
- 10 year warranty

**With four bedrooms, classic oak flooring, two en suites and a utility area, The Limes is a practical, yet stylish family home, and one of the largest on this development.**

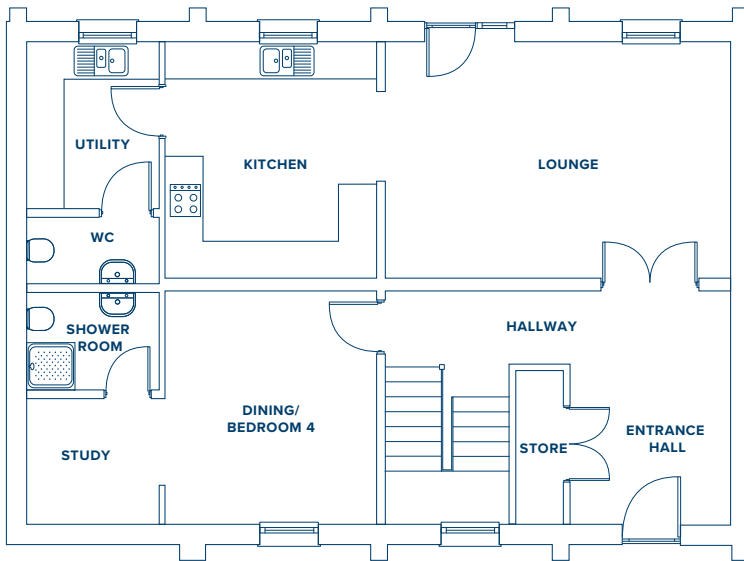
On the ground floor, which benefits from underfloor heating throughout, a spacious open plan lounge and kitchen takes centre stage. This area features a log burner and access to the garden - ideal for summer entertaining - as well as leading to the separate utility and cloakroom. On this floor you will also find a generous space which can be used as a dining room or additional bedroom, complete with a study and shower room.

Upstairs, your attention will immediately be drawn by a stunning master bedroom featuring a generous dressing area with fitted wardrobes, an en suite shower room and large, bright windows, including Velux. Two additional bedrooms and the modern family bathroom complete the gas centrally-heated first floor of The Limes.

The Limes also benefits from a total of three allocated parking spaces, one of which is a car port, together with storage area, adding additional practicality to this splendid home.



**GROUND FLOOR**

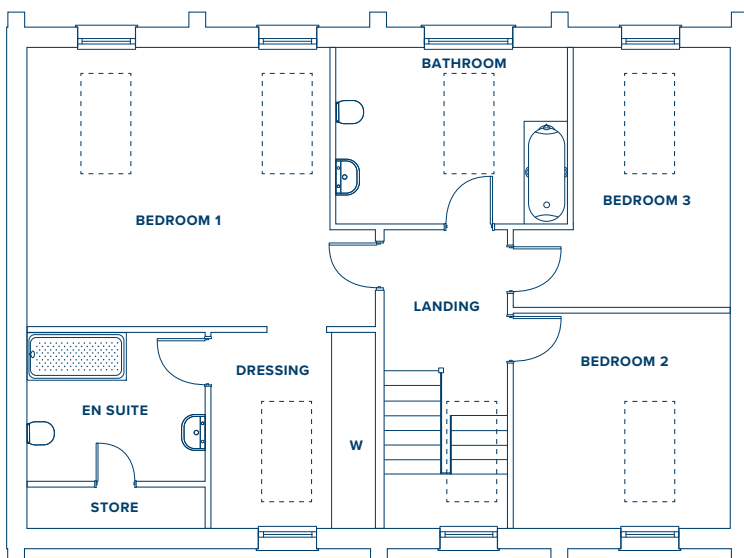


**DIMENSIONS**

**GROUND FLOOR**

<b>LOUNGE</b>	5.81m x 4.72m	19' 0" x 15' 4"
<b>KITCHEN</b>	3.51m x 3.95m	11' 5" x 12' 9"
<b>UTILITY</b>	2.80m x 2.19m	9' 1" x 7' 1"
<b>WC</b>	1.10m x 2.19m	3' 6" x 7' 1"
<b>DINING/BEDROOM 4</b>	3.95m x 3.51m	12' 9" x 11' 5"
<b>STUDY</b>	2.19m x 2.14m	7' 1" x 7' 0"
<b>SHOWER ROOM</b>	1.66m x 2.19m	5' 4" x 7' 1"

**FIRST FLOOR**



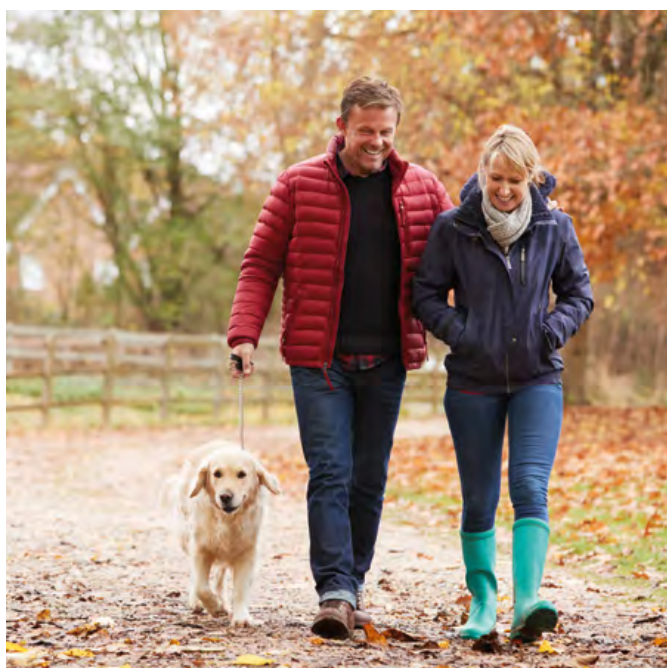
**FIRST FLOOR**

<b>BEDROOM 1</b>	5.85m x 4.72m	19' 1" x 15' 4"
<b>DRESSING</b>	2.73m x 3.31m	8' 9" x 10' 8"
<b>EN SUITE</b>	2.50m x 3.01m	8' 1" x 9' 8"
<b>BEDROOM 2</b>	3.71m x 3.65m	12' 1" x 11' 9"
<b>BEDROOM 3</b>	4.32m x 3.65m	14' 1" x 12' 6"
<b>BATHROOM</b>	2.99m x 3.89m	9' 8" x 12' 7"

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# HIGH ONN BARNs

## BARN 6 THE LARCHES



### Barn Includes:

- 3 allocated car parking spaces
- Underfloor heating to ground floor
- First floor central heating
- Oak flooring
- Luxury wooden internal doors
- Contemporary ironmongery
- Log burner
- A contemporary fully integrated kitchen
- Stylish bathrooms with Villeroy & Boch fittings
- Fitted wardrobes
- Velux windows
- 10 year warranty

### One of largest and most spectacular plots at High Onn Barns.

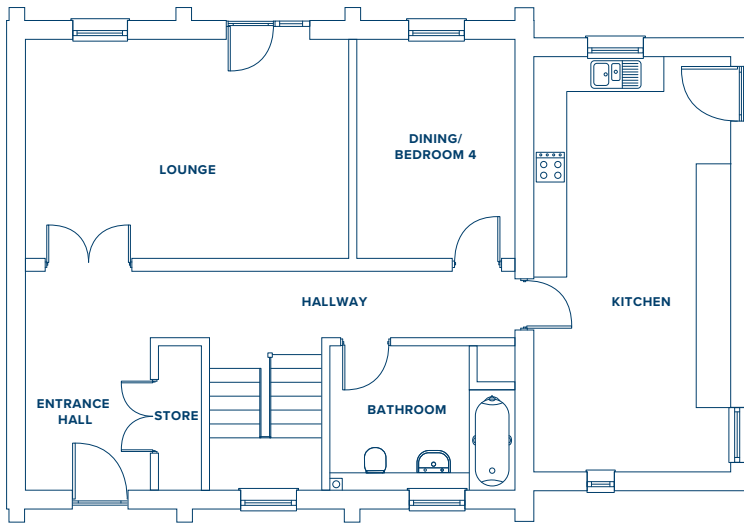
The Larches is a truly impressive four-bedroom family residence offering exceptional views of the surrounding open countryside. On entry into the spacious entrance hall, you are led into the beautiful lounge which features a log burner and access to the rear garden - perfect for al fresco dining or simply enjoying the unbelievable view that you will never tire of. Down the hall, there is a separate dining room or additional bedroom, the main bathroom and a contemporary, dual aspect, fully integrated kitchen.

On the first floor, the most awe-inspiring feature is the extraordinarily generous dual aspect master bedroom with Velux windows, fitted wardrobes, dressing area and an impressive 19ft en suite bathroom with a grand walk-in shower and luxurious freestanding bath - perfect for relaxing in at the end of a long day. This floor also features two further bedrooms, both with fitted wardrobes, as well as an additional shower room.

Underfloor heating is installed on the ground floor, whilst the first floor is heated by a gas central heating system. In addition, The Larches features exquisite oak flooring throughout.

This breath-taking home also benefits from a large garden and three allocated parking spaces for added practicality.

**GROUND FLOOR**

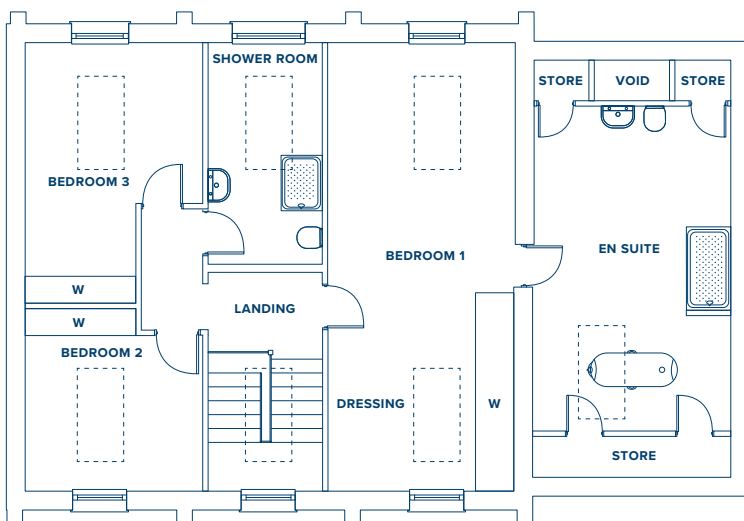


**DIMENSIONS**

**GROUND FLOOR**

<b>LOUNGE</b>	5.85m x 3.95m	19' 1" x 12' 9"
<b>KITCHEN</b>	7.50m x 3.58m	24' 6" x 11' 0"
<b>DINING/BEDROOM 4</b>	3.95m x 2.84m	12' 9" x 9' 3"
<b>BATHROOM</b>	2.60m x 3.32m	8' 5" x 10' 8"

**FIRST FLOOR**



**FIRST FLOOR**

<b>BEDROOM 1/DRESSING</b>	3.36m x 8.14m	11' 0" x 23' 7"
<b>EN SUITE</b>	3.58m x 5.88m	11' 7" x 19' 2"
<b>BEDROOM 2</b>	3.20m x 4.01m	10' 4" x 13' 1"
<b>BEDROOM 3</b>	3.20m x 4.01m	10' 4" x 13' 1"
<b>SHOWER ROOM</b>	2.60m x 3.32m	8' 5" x 10' 8"

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