



# Flower Barns

## AT YEW TREE



Warm Beautiful  
Homes Ltd.

This brochure is a first draft—awaiting third party information and design.

## HISTORY IN THE MAKING

As you drive through the entrance, past the paddocks and hedges, that take you to Flower Barns At Yew Tree, it is apparent that you are entering a setting like no other. The original barns, dating back to the 1820's, have been painstakingly restored by an a local team of crafts people, reusing historic materials remaking them into unique homes.

Flower Barns are uniquely positioned, adjoining Cannock Chase Area of Outstanding Natural Beauty, opposite an amazing Golf spa but moments away from the centres of Cannock and Penkridge. The development beautifully blends city life with the rural idyll to bring you the truly exceptional.

Each of the buildings has been restored by specialist teams to retain their rich history. Precise attention to detail has meant that materials such as bricks and original tiles have been reused. The barns abound with period features, high ceilings and magnificent shot blasted original beams and trusses. The windows and large glazed areas create interiors that are light filled, welcoming spaces where you can enjoy the ever changing beauty that surrounds you.





## THE CHOICE IS YOURS

### **PLOT 1 – Honeysuckle Barn OIRO £295,000.00**

Honeysuckle Barn is unique. It oozes character and charm with warmth in the two stories. One bedroom is on the ground floor with the other giving a small self contained suite on the first floor. Both bedrooms have stylish ensuite shower rooms. It has its principal elevation to the western side of the development allowing amazing views over the large open English countryside where the rooks, swallows and swifts fly to their nests in the local woods.

### **PLOT 2 Primrose Barn OIRO £285,000.00**

Primrose Barn is the only single storey barn on the development. There are massive windows throughout, giving the lucky purchaser the opportunity to enjoy the epic English countryside views that the property enjoys to the west and north and also to the sun trap private patio area. It has a large open plan living area together with two double bedrooms. Both bedrooms have stylish ensuite shower rooms.

### **PLOT 3 Magnolia Barn OIRO £450,000.00**

Magnolia Barn is quietly situated in the corner of the development. The understated entrance gives way to an expansive, modern living area on the ground floor, whilst on the first floor it has four impressive bedrooms all with ensuites. It is ideal for the discerning buyer who favours style over ostentation, value over gimmick and above all location, over suburban sprawl.

### **PLOT 4 Jasmine Barn OIRO £450,000.00**

Jasmine Barn gives you all the benefits of a classic barn conversion with light flooding in through massive windows, vaulted ceilings, classic views and lots and lots of space. It has 2 storeys with four bedrooms, each with its own ensuite. It enjoys great open plan living areas and a top quality kitchen with an island feature.

### **PLOT 5 Camellia Barn OIRO £400,000.00**

Camellia Barn is at the extreme end of the development with spectacular views over the quintessential English countryside. It has 2 storeys with three large bedrooms. The master bedroom has massive character features together with huge windows to three sides giving almost perfect views out over the countryside.



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## **BRIEF SPECIFICATION**

### **Services and Finishes**

- Massive authentic newly shot blasted feature beams and trusses throughout
- High vaulted ceilings where possible
- All authentic period features preserved wherever possible
- Fully insulated and heated to highest standards

Heating is by Heatrae Sadia Electromax Boilers and controls giving underfloor heating to all ground floor areas with first floor areas having full bore radiators with thermostatic controls. All units have thermostats.

Internal doors are solid oak FD30 fire doors

Carpets are Queens Satin Deluxe by Britannia Carpet Mills

Porcelanosa tiles are used throughout to floors, bathrooms, utilities and ensuites

Windows are premium bespoke craftsman made with warm cream finish to frames and white window ledges all hand painted

External doors are solid cedar bespoke, finished in natural wood with custom letter box

Stairs are hand made in oak with natural finish and glass inlays and oak spindles where appropriate

### **Kitchens**

Each stylish kitchen is designed and specified for each respective barn to reflect their individuality, featuring soft-close doors and drawers in Burnham grey base units with warm cream above, with solid wooden worktops. Energy efficient and sleek appliances by AEG have been selected to complement the look and design of the kitchens. The appliances include, induction hob, extract hood, fridge, freezer and washer dryer. There is a dual sink and premium swan neck mixer tap. All is complimented by outstanding LED lighting and spotlights.

### **Living Areas**

Most living areas allow direct access to private semi paved patio areas from hand finished and painted French doors

There are multiple power sockets and aerial sockets finished in brushed nickel throughout.

### **Utilities And Ensuites**

Bathrooms and ensuites feature premium square rain showers in premium glass shower enclosures together with low level enclosed flush WC's and sinks.



## **THE GROUNDS AND COMMON AREAS**

### **The Paddocks**

To the north of the development are two paddocks and to the south a single paddock. The northern two extend to around 3,200 square metres (about .8 acre) each . The freehold is available for £20,000 (twenty thousand pounds) each. The southern paddock extends to 5,000 square meters (about 1.23 acres). The freehold of this paddock is available for £33,000 (thirty three thousand pounds).

The paddocks may be used for a variety of purposes including livestock or growing crops. It is probable that stables or similar buildings could be erected by new owners, subject to planning permission. The freehold of the paddocks will be made available to barn purchasers on a “first come first served basis”.

### **Maintenance of Common Areas**

A management company called Flower Barns at Yew Tree Management Ltd has been formed. It will be responsible for and own the common areas of the development. The shares in the company will be allocated in the ratio of bedrooms within the property to the overall number of bedrooms in the development, of which there are 15. The shares will be allocated by Warm Beautiful Homes Ltd once the final sale on the development is completed.

It is anticipated that the management charge will be less than £100 per bedroom per year, as levied by the management company in line with it’s responsibilities.

### **The Common Areas And Access Road**

The common areas are held through the owners management company. These briefly comprise the access roads and turning circle from the boundary of the barns and the area of the bin store. There is a landlords electricity supply to provide power for access road lighting and power to the package treatment plant.



## EXCEPTIONAL HOMES IN EXCEPTIONAL LOCATIONS

Warm Beautiful Homes Ltd is an enterprise dedicated to providing quality homes for discerning people. We specialise in unique properties within 30 miles north of Birmingham.

We add value by carefully restoring and building new houses that meet the aspirations of today's generation of families. All of the character with all of the modern comforts – set in great locations.

Our high standards are incorporated in everything we do. We want to enable our customers to enjoy the lifestyle they dream about, in homes that they can enjoy for decades to come.



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