



1 Duck Paddle Barn, Duck Paddle Farm Withington

£600,000 Freehold

Elegant French–British design – The detached barn conversion blends classic English charm with stylish traditional French décor and finishes throughout. • Spacious, characterful dining kitchen – Includes a revolving Aga log burner, solid wood worktops, Rangemaster cooker and sink, large dining space, and doors opening outside, ideal for entertaining. • Luxurious bathrooms and master suite – Freestanding baths, walk-in shower, unique design elements, and a bright master bedroom with beams and skylights. • Versatile additional spaces – Features a usable outbuilding (potential workspace or Airbnb) and a converted room serving as a boot room/utility area. • Beautiful landscaped private garden and rural setting – Multiple seating areas, pergola with roses, herb garden, field views, and a peaceful countryside location with good transport links.



Dearest gentle readers, Lady Whistledown writes of something rather scandalous... An exquisite English rose of a home that will leave you positively green with envy, blending timeless British charm with touches of *je ne sais quoi* through elegant French accents and décor. From the moment you arrive this detached barn conversion impresses, with a plum slate driveway and high wooden electric gates offer a rather secretive *bonjour*. Framed by fencing for privacy and thoughtfully designed planter beds, a fitted seating area invites you to savour slow mornings with a coffee and a copy of Vogue magazine. If workspace or the potential for an air B&B is your thing, a versatile and usable outbuilding leaves endless possibilities. Step through the front door into a grand, light-filled entrance hall that simply whispers *enchanté*. To your left lies the true heart of the home, a beautifully styled open plan dining kitchen. Cosy and characterful, it features a rotating Aga log burner set upon a marble granite plinth, bringing both warmth and charm. Solid wood worktops, ample storage, and space for an American fridge freezer ensure practicality meets style. Channel your inner chef with the Rangemaster Elise 110, preparing a classic boeuf bourguignon using your French antique butcher's block or buffet sideboard. A double ceramic Rangemaster sink with brushed nickel taps completes the space, while Provencal stoneware tiles underfoot add that perfect shabby-chic finish. Glazed double doors open to the front, allowing fresh air to flow in on warmer days. With ample room for a large dining table, this space is made for entertaining, fresh bread from the boulangerie, good company, and effortless hosting. A wood-panelled feature wall and painted oak flooring continue into the orangery, where privacy glass ensures peace and seclusion. From here, enjoy tranquil views of horses grazing in the fields beyond. To the right of the hallway, follow the seagrass carpet to discover a cleverly converted third bedroom, now a stylish boot room and utility space. With room for both washer and dryer, a Rangemaster sink, and solid wood worktops, it's as functional as it is elegant. An antique French linen armoire and coat rail complete the look. The ground floor also features a luxurious bathroom, showcasing a freestanding roll-top bath with a traditional chrome shower above. Travertine floor tiles and a French antique cupboard sink add to the refined aesthetic. A second bedroom completes the downstairs, a bright and spacious double with windows to both front and rear. Upstairs, the charm continues. The master bedroom boasts original beams, white-painted wooden floors, and skylights that flood the room with natural light, creating a serene retreat. A striking landing bridge leads to the bathroom, where indulgence awaits. A slipper-style freestanding bath, a glazed walk-in shower, and the same Provencal tiles seen in the kitchen create a beautifully cohesive design. A unique shell-shaped sink adds a final touch of character, your very own spa-like sanctuary. Outside, the rear garden is a true haven, set within private grounds we have thoughtful landscaping, featuring multiple patio seating areas, some with outdoor power points for added convenience. Raised planters, a herb garden, and a pergola adorned with David Austin roses create a space that's both vibrant and tranquil, all set against a lush green lawn. Farm gates provide practical rear access. Set on just under a quarter of an acre in the sought-after Leigh in Withington, this home offers the perfect balance of rural serenity and accessibility. Surrounded by beautiful countryside with field views to the rear, yet within easy reach of Uttoxeter and Stone, you're never far from modern conveniences. With nearby pub, village hall, shop, post office and primary school for the community feel...also with excellent transport links including the A50 and train stations at Uttoxeter, Stone, and Stafford (for direct London connections you know for when you want to catch the Eurostar, destined for Paris) and well-regarded schools everything you need is within easy reach. So what are you waiting

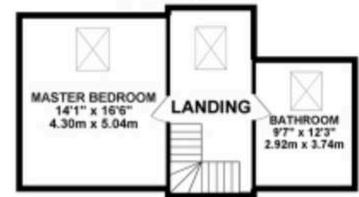
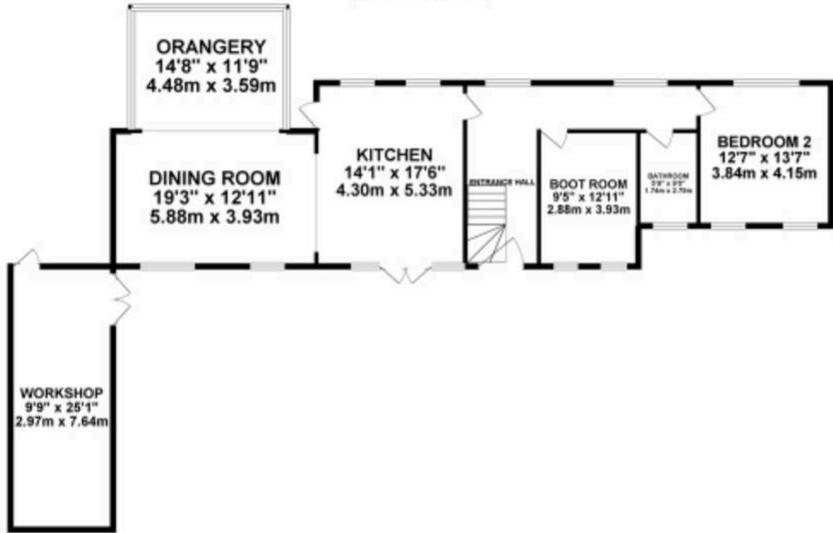


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Council Tax band: F
Tenure: Freehold
EPC Energy Efficiency Rating: C
EPC Environmental Impact Rating:



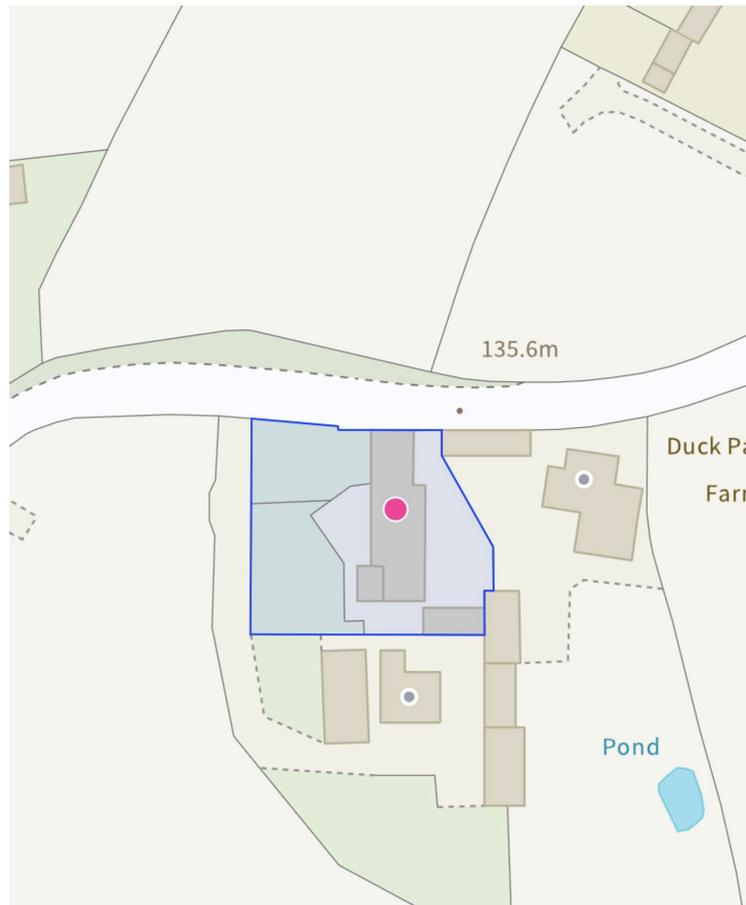
GROUND FLOOR 1448.15 sq. ft.
(134.54 sq. m.)

1ST FLOOR 496.13 sq. ft.
(46.09 sq. m.)



TOTAL FLOOR AREA : 1944.28 sq. ft. (180.63 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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