



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM BARN CONVERSION FOR SALE - OFFERS IN REGION OF £875,000

LONGTON ROAD, STONE, STAFFORDSHIRE, ST15 8SY



KEY FEATURES

- SEMI DETACHED CONVERTED BARN • FOUR DOUBLE BEDROOMS • FOUR EN-SUITE BATHROOMS • OPEN PLAN KITCHEN AND LIVING AREAS • WITH PADDOCK AND STABLES • IMMACULATELY PRESENTED • WALKING DISTANCE TO TOWN CENTRE • OUTSTANDING COUNTRYSIDE VIEWS

DESCRIPTION

Austin & Roe are excited to offer this truly unique modern Four Bedroom, Four Bathroom Country Barn, surrounded by stunning views with spectacular sunsets, not to mention the south facing rear garden / patio and entertaining space, and all that before considering the secure 3 acre paddock with double stables for that outdoor lifestyle, all so close to Stone Town centre with its comprehensive range of shops, amenities, public houses, restaurants and railway station.

The Property comprises an Entrance Hall, open plan Living Room and Kitchen, Utility with Guest WC, Study, Bedroom with En-Suite shower room on the Ground Floor; on the First Floor is the Galleried Landing, Master Bedroom with En-Suite Bathroom, Walk in Wardrobe and Dressing Space and two further Double Bedrooms with En-Suite Bathrooms.

Approached via an extensive gravelled driveway with central lawned area, providing parking for multiple vehicles, with access to the Paddock and Stables. To the Rear of the Property is the Garden, with paved Patio areas for Alfresco Dining and Entertaining, and a covered Oak construction Seating Area all with outstretching views to the 3 acre paddock and rolling hills beyond.

Council Band E
Mains Electric
Mains Gas
Main Water
Septic Tank
Broadband FTTP
Mobile Coverage
Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

LOCATION

From Stone town centre head north on Radford Street, continuing on to Stone Road A520 for half a mile, turn right on to the shared driveway, Timmy Barn is on your right.

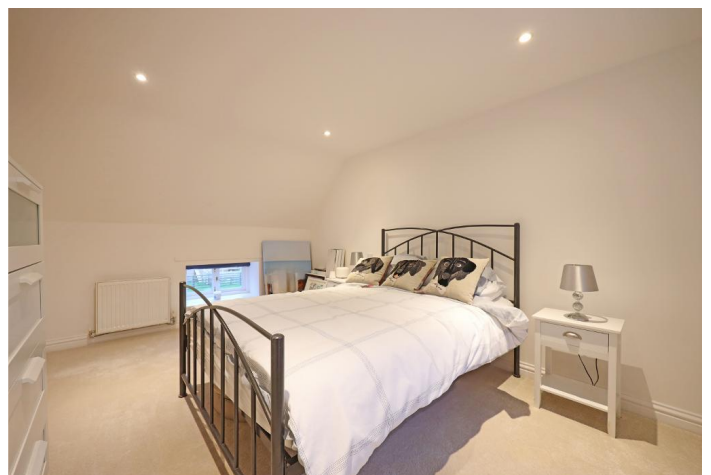
The property nestles on the edge of the Moddershall Valley conservation area, close to the market town of Stone with its canal offering lovely walks, busy town centre with restaurants, bespoke shops and pubs, reputable schools, leisure centre, supermarkets, including a M&S Food Hall, Tennis Club, Cricket Ground and Golf Club and much more. There is a good motorway network and trains to London, Birmingham and Manchester, etc. The property is also just a short drive from Moddershall Spa with 'Made' Gym.

GROUND FLOOR

Entrance Hallway - 9' 7" x 18' 7" (2.93m x 5.67m) The Property is entered through a double glazed composite door in to the bright and welcoming Entrance Hall, with a beautiful wooden galleried staircase, pale grey décor, recessed spot lights and oak flooring.

Hallway - 11' 1" x 4' 2" (3.38m x 1.28m) The Hallway has pale grey decor, a white ceiling with recessed spot lights and exposed wooden beam, a double glazed window to the rear aspect, a wall mounted central heating radiator and oak flooring.

Living Room - 18' 0" x 16' 9" (5.5m x 5.13m) The cosy Living Room has a feature exposed wooden beam running the width of the room,



with recessed spot lights, white décor with one dark grey wall, a contemporary wood burning stove with slate hearth, two double glazed windows to the front aspect and two to the rear, a wall mounted central heating radiator and oak flooring. The Living Room is open to the Kitchen.

Kitchen - 12' 0" x 17' 8" (3.67m x 5.39m) The contemporary Kitchen has white décor, with recessed spot lights, double glazed windows to the front and side aspect with a double glazed door to the rear and contrasting grey slate effect Karndean with mosaic trim. There is a selection of pale and dark grey kitchen units, with a white quartz countertop and upstand, an island unit with integrated wine cooler and seating for 8, a Belfast sink with stainless steel swan neck mixer tap, an integrated induction hob with contemporary extractor fan above, double integrated ovens and space for a large American style fridge freezer.

Utility - 12' 5" x 7' 4" (3.8m x 2.26m) The Utility has a wooden double glazed stable door to the side, white décor with recessed spot lights and a patterned tiled floor. There is a range of white wall and base units, with quartz effect laminated worktop, a stainless steel sink with chrome mixer tap and drainer and space for a washing machine and tumble dryer. A door leads to the ground floor WC.

Ground Floor WC - 7' 7" x 2' 10" (2.32m x 0.87m) The Ground Floor WC has white décor, recessed spot lights, a wall mounted radiator and patterned tiled flooring. The white sanitaryware consists of a pedestal wash hand basin with chrome taps and a close coupled WC with lever flush.

Study - 16' 7" x 9' 1" (5.07m x 2.77m) The Study has white décor, a white ceiling with recessed spot lights and a feature exposed wooden beam, a double glazed window to the rear and another to the front aspects, a brick fireplace with oak beam mantle, a wall mounted central heating radiator and neutral fitted carpet.

Bedroom 1 - 14' 3" x 13' 0" (4.36m x 3.98m) Bedroom 1 has white décor, a white ceiling with recessed spot lights and an exposed feature wooden beam, a double glazed window to the front aspect, fitted double wardrobes, a wall mounted central heating radiator and neutral carpet. A door leads to the En-Suite.

En-Suite 1 - 7' 7" x 6' 5" (2.32m x 1.98m) The En-Suite shower room has white decor, recessed spot lights, a double glazed window to the rear aspect, a white wall mounted heated towel rail and patterned tiled flooring. The white sanitaryware consists of a shower cubicle with glass screen and chrome fixtures, a pedestal wash hand basin with chrome taps and a close coupled WC with lever flush.

FIRST FLOOR

Stairs and Galleried Landing - 21' 5" x 16' 11" (6.53m x 5.16m) The feature galleried staircase and balustrade lead from the Ground Floor with a quarter turn, to the First Floor Landing, which has a part vaulted ceiling, recessed spot lights, an opening Velux roof window, wall mounted central heating radiator and neutral fitted carpets.

Master Bedroom - 11' 3" x 16' 11" (3.45m x 5.16m) The Master Bedroom has white décor, with a semi vaulted ceiling, recessed spot lights, a double glazed window to the side aspect and a smaller floor level window to the front, a wall mounted central heating radiator and neutral fitted carpet.

Master Bedroom En-Suite - 11' 9" x 10' 9" (3.6m x 3.3m) The large Master Bedroom En Suite has white decor, a semi vaulted ceiling with recessed spot lights and an opening Velux roof window, a wall mounted central heating radiator and a heated towel rail, white wall tiles and white half height wooden panelling. The bathroom suite consists of a white bath with white timber panelling and a chrome mixer tap with shower attachment, a glazed shower cubicle with chrome fixtures, a white panelled vanity unit with marble top and inset wash hand basin, and a close coupled WC with lever flush.

Dressing Room - 13' 1" x 5' 7" (3.99m x 1.71m) The Dressing Room has white décor, a semi vaulted ceiling with recessed spot lights and opening Velux roof window, a wall mounted central heating radiator and neutral fitted carpet.

Walk in Wardrobe - 5' 11" x 10' 9" (1.81m x 3.3m) The Walk in Wardrobe has white decor, with a semi vaulted ceiling and recessed spot lights, open shelving with clothes rails and neutral fitted carpet.

Bedroom 3 - 13' 5" x 10' 11" (4.1m x 3.33m) Bedroom 3 has white décor, with a semi vaulted ceiling, recessed spot lights, a floor level double glazed window to the front aspect, double fitted wardrobes, a wall mounted central heating radiator and neutral fitted carpet. A door leads to the En-Suite.

En-Suite 3 - 8' 7" x 8' 4" (2.63m x 2.55m) En Suite 3 has white decor, a semi vaulted ceiling with recessed spot lights, a wall mounted central heating radiator and a heated towel rail, white wall tiles and white half height wooden panelling. The bathroom suite consists of a white bath with white timber panelling and a chrome mixer tap with shower attachment, a white pedestal wash hand basin with chrome taps and a close coupled WC with lever flush.

Bedroom 4 - 16' 6" x 10' 0" (5.05m x 3.05m) Bedroom 4 has white décor, with a semi vaulted ceiling with opening Velux roof window and recessed spot lights, a floor level double glazed window to the rear aspect, double fitted wardrobes with dressing table space, a wall mounted central heating radiator and neutral fitted carpet. A door leads to the En-Suite.

En-Suite 4 - 10' 2" x 8' 0" (3.1m x 2.46m) En-Suite 4 has white décor, a semi vaulted ceiling with recessed spot lights, a low level double glazed window to the rear aspect, a white heated towel rail and white wall tiles. The bathroom suite consists of a white bath with white timber panelling, glass shower screen and a chrome mixer tap with shower attachment, a white pedestal wash hand basin with chrome taps and a close coupled WC with lever flush.

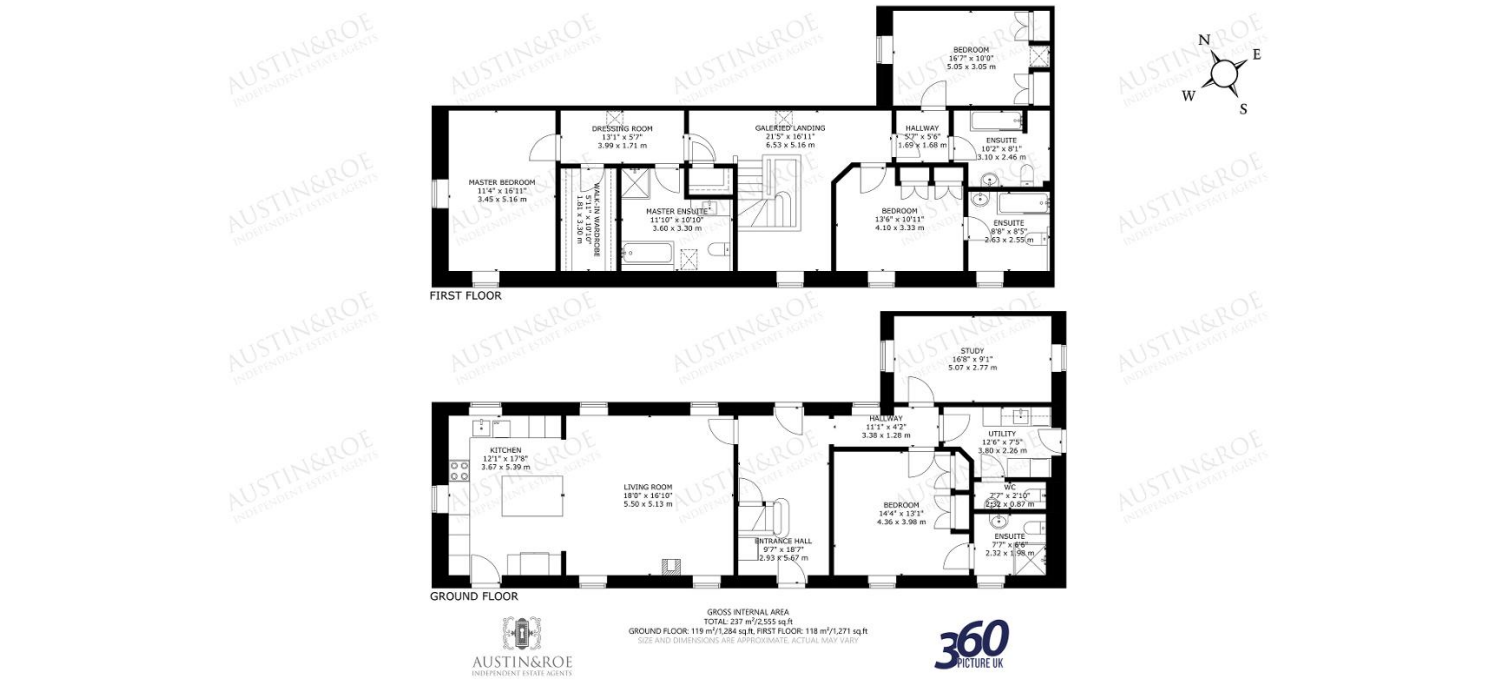
Hallway - 5' 6" x 5' 6" (1.69m x 1.68m) The Hallway has white décor, recessed spot lights and neutral fitted carpet.

EXTERIOR

Outside Spaces - Approached via an extensive gravelled driveway with central lawned area, providing parking for multiple vehicles, with access to the Paddock and Stables. To the Rear of the Property is the Garden, with paved Patio areas for Alfresco Dining and Entertaining, and a covered Oak construction Seating Area all with outstretching views to the paddock and rolling hills beyond.



FLOORPLANS



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		