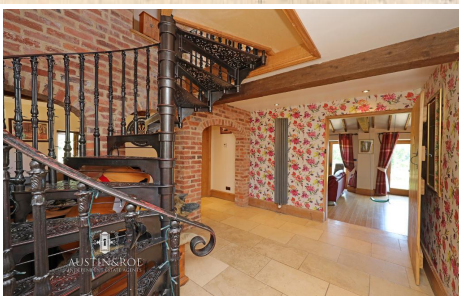




AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 4 BEDROOM BARN CONVERSION FOR SALE - £650,000

FRADSWELL LANE, FRADSWELL, FRADSWELL, STAFFORDSHIRE, ST18 0EY



### KEY FEATURES

- SEMI DETACHED CONVERTED BARN • 4 BEDROOMS AND 2 BATHROOMS • MASTER BEDROOM WITH EN-SUITE • GRAVELLED CENTRAL COURTYARD • BEAUTIFUL COUNTRYSIDE VIEWS • ENCLOSED REAR GARDEN • VILLAGE LOCATION



## DESCRIPTION

Austin & Roe are excited to offer for sale this truly unique Four Bedroom, Two Bathroom Country Barn Conversion, surrounded by stunning views in the picturesque village of Fradswell, just 8 miles from both Stafford and Uttoxeter.

The Property comprises an Entrance Hall, Kitchen, Utility, Porch, Dining Room, Living Room, Hallway, Guest WC, two Bedrooms and adjoining Shower Room on the Ground Floor; to the First Floor is the Landing, Master Bedroom with En-Suite Bathroom and a further Bedroom.

Approached via an extensive gravelled driveway with central circular raised flower bed, providing parking for multiple vehicles. To the rear of the Property is an enclosed Garden with paved patio for alfresco dining and entertaining whilst enjoying the views across open countryside, with mature shrubbery borders and fruit trees.

Council Bands G  
Mains Electric  
Oil Fired Central Heating  
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:-

<https://my.360picture.uk/tour/heath-yards-barn-main-house>

## LOCATION

Take the B5027 from Stone passing through Milwich.  
The entrance to the barns is off the B5027 on the right hand side.

## GROUND FLOOR

**Entrance Hallway - 9' 1" x 14' 10" (2.78m x 4.54m)** The Property is entered via an oak door with glazed panels in to the impressive Entrance Hallway, which is a beautiful double height space, with an ornate iron spiral staircase, reaching up to a pitched ceiling with exposed oak beams and rafters, Velux roof window and feature pendant light fitting. There is one double height exposed brickwork wall, with characterful brick archways at ground floor level leading through to the Hallway, and a floral wallcovering with oak skirting and doors, a contemporary vertical wall mounted central heating radiator and a natural travertine stone tile floor.

**Kitchen - 15' 1" x 15' 8" (4.6m x 4.79m)** The modern Kitchen has pale blue and white décor, a white ceiling with recessed spot lights and exposed oak beam, two double glazed windows to the front aspect with fitted blinds and a natural travertine stone tile floor.

There are a range of dark wood and stainless steel effect wall and base units, with Star Galaxy Granite countertops and upstand, inset with an under counter stainless steel sink with a single lever mixer tap with flexi spray, an island unit with countertop electric induction hob and integrated double oven below, and integrated dishwasher, microwave and fridge freezer.

**Utility - 8' 8" x 12' 0" (2.66m x 3.68m)** The Utility has white décor with a feature wood effect splashback, a white ceiling with recessed spot lights, a double glazed window to the front aspect and a natural travertine stone tile floor. There are a range of cream shaker style wall



## STONE

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and base units, with Star Galaxy Granite worktops and a grey sink with chrome mixer tap, and space and plumbing for a washing machine and tumble dryer.  
A door leads to the shared Porch.

**Dining Room - 17' 0" x 13' 5" (5.2m x 4.09m)** The Dining Room is open to the Kitchen and Living Room, it has white décor with one feature blue wall, a pitched ceiling with exposed beams and pendant light fittings, there are two double glazed windows and doors to the side and rear aspects, a contemporary vertical wall mounted central heating radiator and oak flooring.

**Living Room - 18' 1" x 13' 5" (5.53m x 4.09m)** The Living Room follows on from the Dining Room in style, with pitched roof and exposed beams, a pendant light fitting, double glazed patio doors lead out in to the Garden, there are two double glazed windows to the side and rear aspect and oak flooring.

**Hallway - 10' 0" x 14' 10" (3.07m x 4.54m)** The Hallway leads to the Ground Floor Bedrooms, it has white décor, a white ceiling with recessed spot lights, double glazed windows to the front and side aspects, a contemporary vertical radiator and oak flooring.

**Bedroom 1 - 9' 8" x 14' 6" (2.96m x 4.45m)** The First Bedroom has white décor, a white pitched ceiling with exposed beams and central recessed spot lights, two double glazed windows to the front and one to the rear aspect, a traditional style column central heating radiator, a built in wardrobe with oak doors and cream fitted carpet. A door leads in to the shared Shower Room.

**Bedroom 2 - 13' 10" x 14' 1" (4.23m x 4.31m)** The Second Bedroom has a semi pitched ceiling with exposed beams and recessed spot lights, a double glazed window to the rear aspect and grey fitted carpet. A door leads in to the shared Shower Room.

**Jack & Jill Shower Room - 8' 5" x 5' 8" (2.58m x 1.74m)** The Shower Room has white décor and half height white brick effect ceramic wall tiling, a semi vaulted ceiling with exposed beams, a Velux roof window and recessed spot lights, a chrome heated towel rail and slate effect ceramic floor tiling.  
The sanitaryware consists of a pedestal wash hand basin with chrome mixer tap, a showering area constructed of glass bricks and slate effect tiling, and a close coupled WC with push button flush.

FIRST FLOOR

**Bedroom 3 - 10' 1" x 14' 8" (3.09m x 4.49m)** The Third Bedroom has white décor, a semi vaulted ceiling with exposed beams and recessed spot lights, a double glazed window to the side aspect with a column central heating radiator below, a feature arched internal window and cream fitted carpet.

**Master Bedroom - 15' 2" x 14' 8" (4.63m x 4.49m)** The Master Bedroom has white décor, a semi vaulted ceiling with exposed beams and recessed spot lights, a double glazed window to the front aspect with an oak window seat below, two traditional style column radiators and cream fitted carpet. A door leads to the En-Suite Bathroom.

**Master Bedroom En-Suite - 8' 7" x 12' 4" (2.62m x 3.78m)** The En-Suite Bathroom has white décor with one feature blue wall, a vaulted ceiling with exposed beams, pull chord wall lighting, a double glazed window to the side aspect with an oak window seat and radiator below, a chrome heated towel rail and wooden flooring.  
The white bathroom suite comprises a free standing roll top bath with chrome mixer tap, a pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

**Hallway - 9' 1" x 14' 8" (2.77m x 4.49m)** The Hallway has white décor with two exposed brickwork walls, a vaulted ceiling with exposed beams, a Velux roof window and a feature pendant light fitting, a low level traditional style column radiator and cream fitted carpet.







