



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM BARN CONVERSION FOR SALE - £695,000

ASPLEY LANE, CHATCULL, STAFFORD, STAFFORDSHIRE, ST21 6QE



KEY FEATURES

- BEAUTIFUL DETACHED CONVERTED BARN • DOUBLE FOUR BEDROOMS • TWO EN-SUITES AND FAMILY BATHROOM • OPEN PLAN KITCHEN AND LIVING AREA • BEAUTIFUL COUNTRYSIDE VIEWS • LARGE LOUNGE • DINING ROOM/PLAY ROOM • BEAUTIFUL COUNTRYSIDE VIEWS

DESCRIPTION

Austin & Roe are delighted to offer this beautifully rural Four Bedroom, Three Bathroom Country Barn, surrounded by stunning views with wrap around gardens / patio and entertaining space, and a huge pond, close to Eccleshall with its comprehensive range of shops, amenities, public houses and restaurants, also with great commuter links.

The Property comprises an Entrance Hall, Breakfast Kitchen, Utility, Guest Cloakroom, Dining Room, Living Room, Hallway, Bedroom 1 with En-Suite, two further Bedrooms and Family Bathroom on the Ground Floor; on the First Floor is a double bedroom with En-Suite shower room.

Approached via a shared driveway, the property provides a parking area for multiple vehicles, a large lawned area with views to the fields beyond and a further walled garden area with a paved patio for Alfresco Dining and Entertaining.

Council Band F
Oil Heating
Main Water
Septic Tank
Cable Internet
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/the-byre-foxley-farm>

LOCATION

From our Stone Office head north on Radford St/A520 towards Christchurch Way, slight right onto Christchurch Way/A520, turn right onto Crown St/A520, slight left onto Newcastle St/B5027, at the roundabout, take the 2nd exit onto Stone Rd/A34. At Darlaston Inn Roundabout, take the 2nd exit onto Stone Rd/A51, at Clifford Wood Roundabout, take the 1st exit onto A519, turn right onto Station Rd, continue onto Mill Ln, Mill Ln turns right and becomes Maer Ln, turn left onto Chatcull Ln, turn left onto Arn Hill, turn left onto Aspley Ln, finally turn right on to the private driveway. The property is on your left.

GROUND FLOOR

Entrance Hallway - 14' 4" x 11' 7" (4.37m x 3.55m) The Property is entered through a double glazed oak framed door with side panels into the bright and welcoming Entrance Hallway, with beautiful flag stone flooring, oak skirting and staircase rising to the First Floor. The entrance hall has white décor, with recessed spot lights and a wall mounted central heating radiator. A door opens through to the Kitchen, and two steps up to the rear Hallway.

Breakfast Kitchen - 24' 1" x 15' 10" (7.35m x 4.83m) The impressive Breakfast Kitchen has the original oak beamed vaulted ceiling with tension wired spot lights running the entire length of the space, an opening Velux roof window, beautiful flag stoned flooring with oak skirtings, white decor, two wall mounted central heating radiators, dual aspect double glazed oak windows to the front and rear, and oak doors leading in to the Utility, Hallway and Garden.

The Modern Kitchen has a range of pale grey wall and base units, with black quartz countertop and upstand inset with a stainless steel sink with swan neck mixer tap. There is an impressive central island



unit consisting of dark blue base units with black granite counter top, a stainless steel range cooker with black quartz splashback and extractor hood above and an integrated dishwasher.

Utility - 6' 7" x 6' 9" (2.03m x 2.09m) The Utility has white décor, a vaulted ceiling with exposed beams, opening Velux roof window and central light fitting and flag stone flooring. There is a range of pale wood effect base and wall units with black quartz countertop and upstand inset with a stainless steel sink and swan neck mixer tap. There is space for a washing machine and tumble dryer.

Hallway - 6' 7" x 4' 1" (2.03m x 1.26m) The Hallway has white décor, a white vaulted ceiling with exposed beams and an opening Velux roof window, a wall light and flag stone flooring. Oak doors open into the Guest Cloakroom and the Dining Room.

Guest Cloakroom - 6' 7" x 3' 9" (2.03m x 1.17m) The Guest Cloakroom has white décor, a white ceiling with recessed spot lights, a wall mounted heated towel rail and flag stone flooring. The sanitaryware consists of a pedestal wash hand basin with cream mosaic effect tiled splashback and a close coupled WC with push button flush.

Dining Room - 12' 5" x 16' 4" (3.79m x 4.98m) The Dining Room has white décor, a white vaulted ceiling with exposed beams and a feature pendant light fitting, a circular high level double glazed window and two dual aspect windows to the front and side aspects overlooking the pond, there is a wall mounted central heating radiator and oak flooring. A door opens into the Living Room.

Living Room - 23' 3" x 12' 5" (7.11m x 3.79m) Step down into the cosy Living Room, which has white décor, a white vaulted ceiling with two pendant light fittings, a log burning stove with exposed brick surround and oak beam mantle, three timber framed double glazed windows to the side and rear aspects, two wall mounted central heating radiators and wooden flooring.

Rear Hallway - 33' 1" x 4' 1" (10.09m x 1.26m) The Rear Hallway leads to the Three ground floor bedrooms and Family Bathroom. It has white décor and a white vaulted ceiling with exposed beams and two opening Velux roof windows. There is a timber framed double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

Bedroom 1 - 15' 10" x 12' 1" (4.83m x 3.7m) Bedroom 1 has neutral décor, a white vaulted ceiling with exposed beams and two pendant chandelier style light fittings, a high level circular window and two further double glazed windows to the front and rear aspect, a wall mounted central heating radiator and neutral fitted carpet. A door opens into the En-Suite shower room.

Bedroom 1 En Suite - 9' 11" x 3' 9" (3.04m x 1.16m) Bedroom 1 En-Suite has neutral décor, a white vaulted ceiling with an opening Velux roof window and recessed spot lights, half height pale stone effect ceramic wall tiles (full height in showering area) with mosaic trim, a wall mounted heated towel rail and ceramic stone effect floor tiles. The sanitaryware consists of a pedestal wash hand basin with chrome mixer tap, a shower with glass door and chrome fittings, and a closed coupled WC with push button flush.

Bedroom 2 - 11' 11" x 11' 2" (3.65m x 3.41m) Bedroom 2 has neutral décor, a white vaulted ceiling with exposed beams and central light fitting, a double glazed window to the front and rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

Bedroom 4 - 11' 2" x 8' 0" (3.41m x 2.44m) Bedroom 4 has neutral décor, a white vaulted ceiling with exposed beams and central light fitting, a double glazed window to the front and rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

Family Bathroom - 10' 9" x 6' 8" (3.3m x 2.05m) The Family Bathroom has neutral décor with half height white ceramic wall tiles with grey border, a white vaulted ceiling with exposed beams and opening Velux roof window, three wall lights, a wall mounted heated towel rail and stone effect ceramic tiled floor. The white bathroom suite consists of a panel shower bath with curved glass screen and chrome fittings, a pedestal wash hand basin with chrome mixer taps and a close coupled WC with push button flush.

FIRST FLOOR

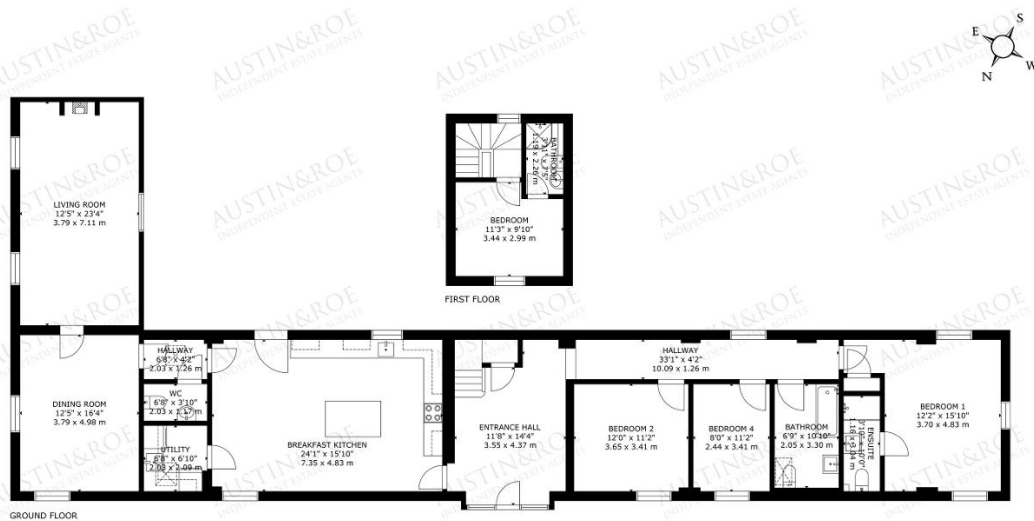
Bedroom 3 - 11' 3" x 9' 9" (3.44m x 2.99m) The staircase leads to Bedroom 3, which has neutral décor, a white vaulted ceiling with exposed beams and central light fitting, double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet. A door leads to the En-Suite shower room.

Bedroom 3 En Suite - 7' 4" x 3' 10" (2.26m x 1.19m) Bedroom 3 En-Suite has neutral décor, a white ceiling with hatch to the roof space above and recessed spot lights, half height pale stone effect ceramic wall tiles, full height in showering area, a wall mounted heated towel rail and sand coloured vinyl flooring. The sanitaryware consists of a pedestal wash hand basin with chrome mixer tap, a shower with glass door and chrome fittings, and a closed coupled WC with push button flush.

EXTERIOR

Outside Spaces - The Property benefits from lawned gardens to three aspects, private parking and a patio area for alfresco dining and entertaining, with beautiful countryside views overlooking a large pond.





GROSS INTERNAL AREA
TOTAL: 196 m²/2,127 sq.ft.
GROUND FLOOR: 181 m²/1,947 sq.ft. FIRST FLOOR: 17 m²/180 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		