

BADGERS BARN LODGE LANE
CANNOCK
WS11 0LT


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

This extraordinary 4-bedroom barn conversion spanning three stories presents a rare chance to enjoy secluded country-style living while embracing modern comforts. With distinctive and charming features, this property assures an exceptionally unique lifestyle.

ACCOMMODATION

Ground Floor:

Entrance hallway

Living room

Open plan kitchen/sitting/dining room

Utility room

Guest cloakroom

First Floor:

Galleried landing

Bedroom 1 with ensuite

Bedroom 2 with ensuite

Second Floor:

Galleried landing

Bedroom 3 with ensuite

Bedroom 4 with ensuite

Garden and Grounds:

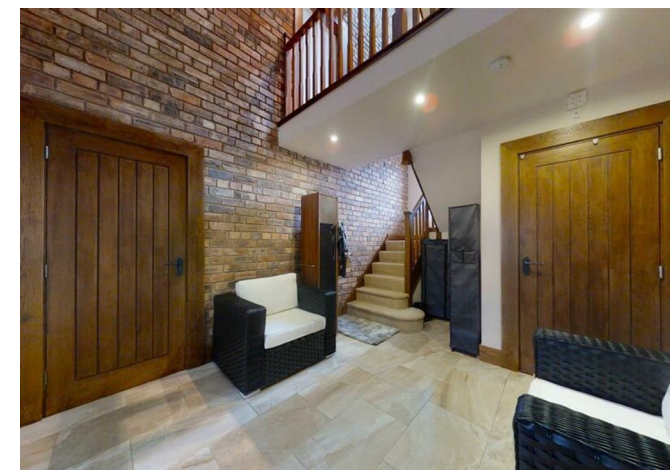
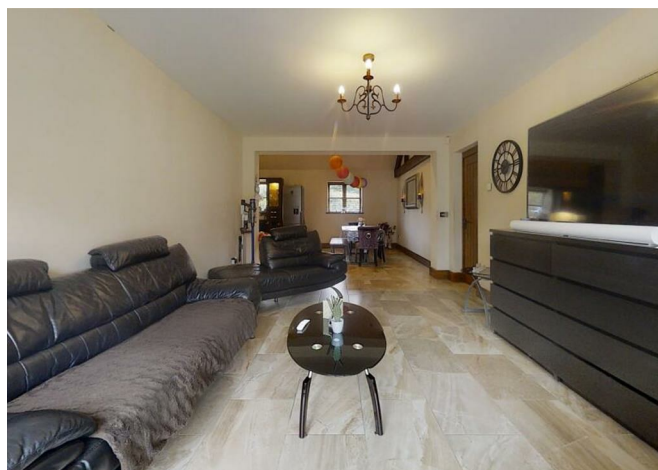
Secure gated entry

Driveway with parking for to 4 cars

Approx Gross Internal Floor Area: 2411 sqft (224 sqm)

EPC Rating - C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Summary

Badgers Farm is part of an exclusive development of luxury barns located just off the A460, near Cheslyn Hay. Cheslyn Hay, an established village, offers convenient amenities such as a rail station, retail parks, independent farm shops, and supermarkets - all just a few minutes' drive from the property.

Local schooling options are abundant, both in the village and the surrounding area. Notable independent schools like the Chase, Stafford, and Wolverhampton Grammar Schools, St Dominic's at Brewood, Tettenhall College, and Wolverhampton Girl's High provide diverse choices for education.

One of the standout features of this property is its exceptional proximity to major road links, including the A5, M54, and M6. This provides residents with unparalleled commuting benefits, all within the serene surroundings of the countryside. It's a perfect blend of rural living with convenient access to urban amenities and transportation hubs.

Description of Property

Badgers Barn welcomes you with an enchanting entrance lobby that offers a glimpse of the upper landing areas, fostering an air of openness and connectivity throughout the space. The property is infused with character, featuring oak doors and architraves that radiate warmth and elegance.

On the left of the entrance, a spacious yet cosy lounge beckons. While on the right, an open-plan space seamlessly connects the lounge, kitchen, and dining room. Exposed wood beams, a nod to the property's heritage, harmonise with modern spotlights.

As you ascend to the first-floor galleried landing, there are two well-appointed bedrooms, each with its own en-suite bathroom. The main bedroom indulges in opulence, offering a private balcony overlooking the open-plan living space below.

Continue to the second-floor galleried landing, with two further bedrooms, each with its own en-suite bathroom, ensure utmost convenience and comfort.

Garden and Grounds

The property welcomes you through a private gated entry, featuring a driveway with space for up to 4 cars.

The rear garden has a patio area that opens up to a lawned space, bordered fencing surrounding the garden, providing privacy.

Directions from Aston Knowles

From the agents' office at 8 High St, head south-east on Coleshill St, turn right to stay on Coleshill St, turn right at the 1st cross street onto High St/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 1st exit onto London Rd/A38, take the M6 Toll/A5 slip road to M6(N)/Cannock/Brownhills/Tamworth, at Weeford Interchange take the 1st exit onto M6 Toll slip road to Midland Expressway, keep right at the fork and follow signed for M6 Toll North and merge onto M6 Toll, at Junction T7 take the A34 exit onto Walsall Rd/Watling St/A34/A5, turn left to stay on Walsall Rd/Watling St/A34/A5, at the roundabout take the 1st exit onto Lodge Ln/A460 and Lodge Farm Development will be on your right.

Distances

Cannock - 3.4 miles
Sutton Coldfield - 18.3 mile
Birmingham - 18.2 miles
Birmingham International/NEC - 26.9 miles
M6 - 6.7 miles
M6 Toll - 2.3 miles
M54 - 10.6 miles

(Distances approximate)

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Terms

Local Authority: South Staffordshire Council
Tax Band: E
Broadband Average Area Speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.



Lodge Farm, Badgers Barn, Lodge Lane, Cannock
 Approximate Gross Internal Area
 2411 Sq Ft/223 Sq M

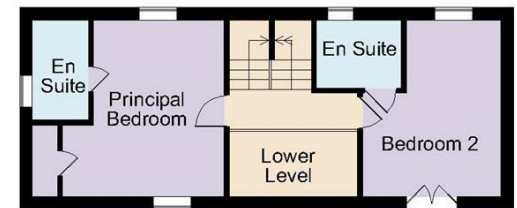
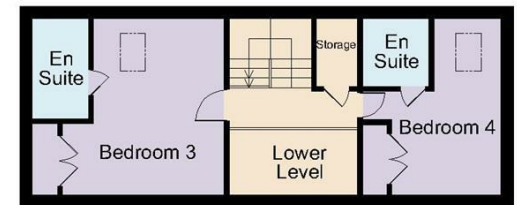
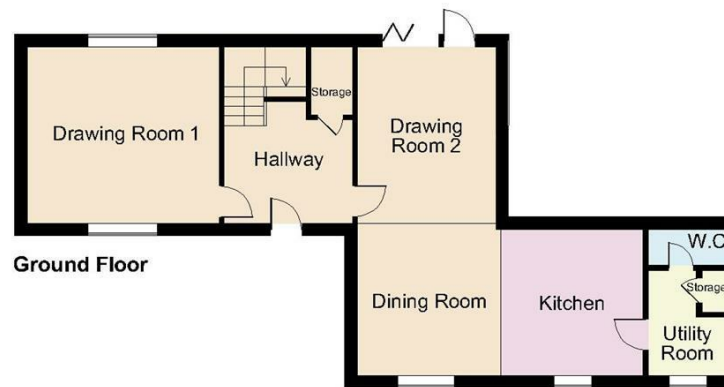


Services

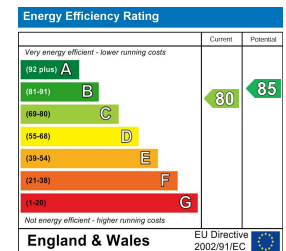
We understand that mains water, gas and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.



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