



Hawkswood Barn, Broadhill, Gnosall



Hawkswood Barn, Broadhill, Gnosall, Stafford, ST20 0ED

£525,000 Region

BRIEF DESCRIPTION: A beautifully presented modern luxury barn conversion, situated in an idyllic rural location surrounded by exceptional countryside, yet within easy reach of Gnosall, Newport, Stafford, Telford, the M6 and M54. This lovely barn conversion offers family sized open plan accommodation of attractive Entrance Hall, high quality Kitchen and Utility Room, Dining Room, Lounge, first floor of Master Bedroom with En suite, three further Bedrooms and a large family Bathroom. Externally, the property has a large Garage, parking for several cars and lawned and patioed garden.

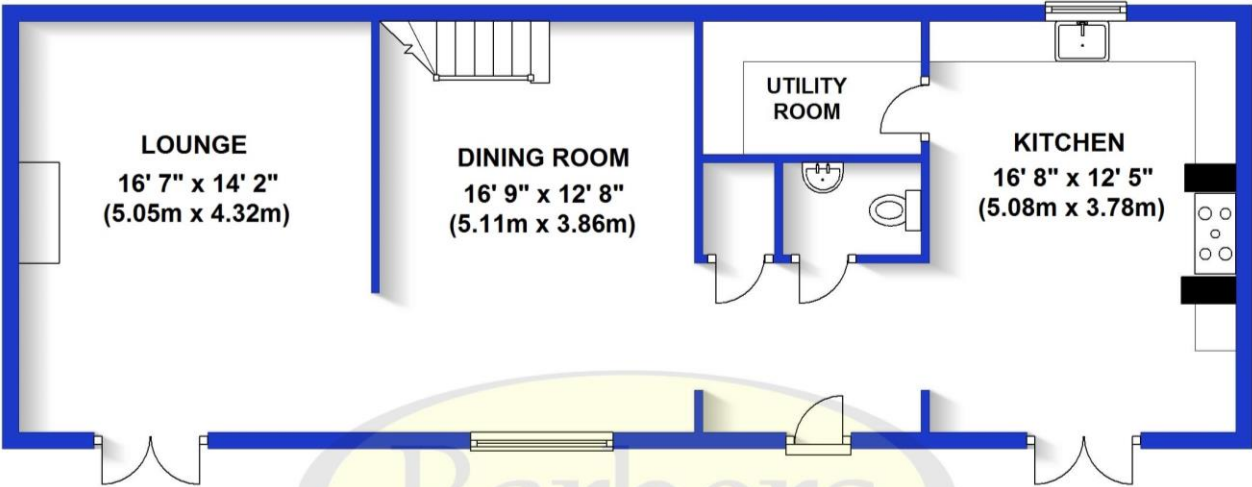
LOCATION: The property is located approximately 4 miles from Newport, within easy access to the A518, A41 and West Midlands road network, in particular the M6 to the North and M54 to the South. The property is also within easy commuting distance by car of Stafford (M6), Telford (M54), Cannock, Wolverhampton, Stoke, Stone and Shrewsbury.

The pretty and historic market town of Newport is a vibrant centre of stylish, independent shops offering designer and High Street brands, art and crafts, books, jewellery, gifts, home ware as well as a butchers. Newport Country Market is an indoor hall packed with home-made goods and products. There are also Waitrose and Aldi supermarkets. Telford Shopping Centre which is approximately 12 miles distance has more than 160 stores and approximately 9 miles away in Stafford, The Guildhall Shopping Centre, including Stafford Market Hall, has more than 40 stores. Newport Girls' High School, Haberdashers' Adams Grammar and Harper Adams University in Newport all offer excellent schooling.

Floor Plan
Not to scale

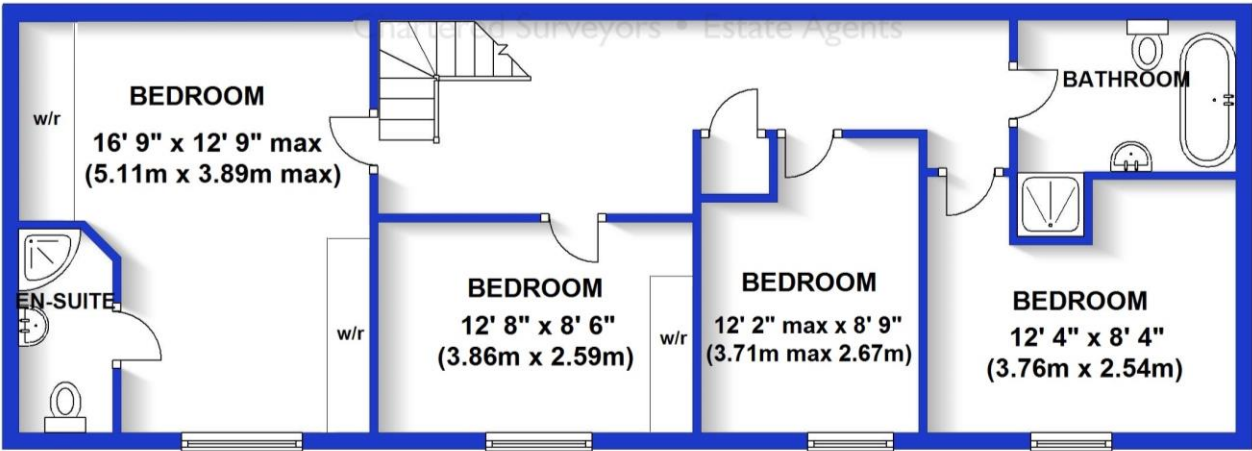
GROUND FLOOR

APPROX. 75.7 SQ. METRES (815.0 SQ. FEET)



FIRST FLOOR

APPROX. 75.9 SQ. METRES (816.9 SQ. FEET)



TOTAL AREA: APPROX. 151.6 SQ. METRES (1631.9 SQ. FEET)

TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport take the A518 towards Stafford (Stafford Road). Follow this road for approximately 3 miles and then turn right signposted Wilbrighton and Moreton. Follow this road for approximately 1 mile and then turn left onto Gnosall Road. Continue along this road for approximately half a mile then turn left. Follow the road round to left and the property is situated on the left.

SERVICES: We are advised that mains electricity, water, oil fired central heating and septic tank drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ. Tel: 01785 619000

EPC RATING: The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

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