

Barn 4, Priory Farm, Uttoxeter Road

Blithbury, Rugeley, WS15 3JA

John German





Barn 4, Priory Farm, Uttoxeter Road

Blithbury, Rugeley, WS15 3JA

£695,000

Boasting underfloor heating throughout, this impressive, detached barn conversion occupies a delightful position within a new development of luxury barns within the village of Blithbury.



The property comprises of entrance door opening into the hallway with ceramic tiled flooring, wooden tripled-glazed windows to the front aspect and doors off to the living space.

The heart of the home is the impressive kitchen diner, fitted with a range of matching wall and base units with granite work surfaces over, an island unit, and integrated BOSCH appliances including an oven with grill, dishwasher, induction hob, extractor hood, and fridge freezer. This space is complemented by LED spotlights to the ceiling, two windows to the front aspect and sliding doors leading out to the rear garden.

In addition to the kitchen, there is a separate utility room, plus a welcoming living room with exposed beams to the ceiling, a log burning stove, plus windows to the front and side aspects allowing an abundance of natural light to flood in.

There are two double bedrooms positioned on the ground floor, both of which have laminate wood-effect flooring and their own en-suite facilities.

The master suite further benefits from its own en-suite, as well as dressing room area.

Completing the ground floor is a guest cloakroom which comprises low level WC, wash basin with matte black fittings and a heated towel rail.

A beautiful flight of solid oak stairs rise to the first floor landing where there is a fantastic office/study area which is great for those looking to work from home.

Doors lead off to two further double bedrooms, with the larger of the two having its own en-suite and walk-in wardrobe, along with exposed timber beams to the ceiling and Velux skylight.

Outside to the side of the property is a driveway with gate leading to the rear garden where you will find a paved patio seating area and a large lawned area with open views of the surrounding countryside.

There is full Fibre Optic Internet connected to the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17082022

Local Authority/Tax Band: Lichfield District Council / Tax Band TBC



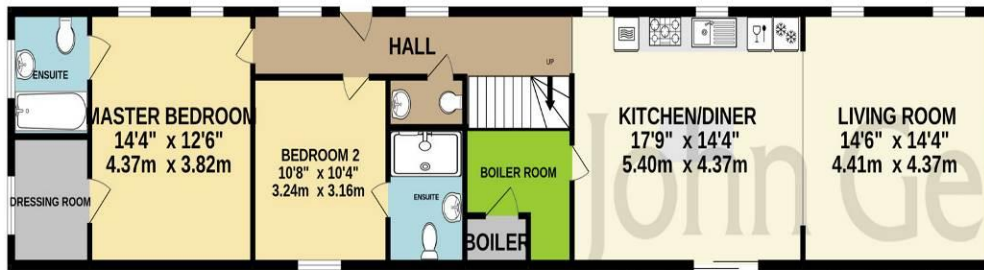




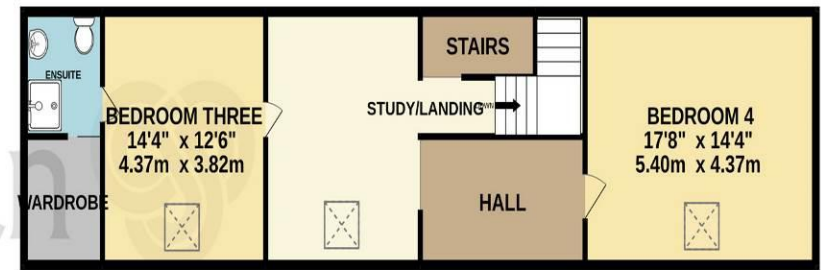




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk