

# Nobut Road

Leigh, Stoke-on-Trent, ST10 4QH

John  
German









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£720,000

Magnificent attached two storey barn conversion retaining a wealth of features and character, with generously proportioned and well presented accommodation located in a popular semi rural area on the outskirts of the village.





Extending to approximately 2200sq ft, internal inspection of this handsome attached barn conversion is strongly advised to appreciate its room dimensions and layout, wealth of retained original character and features, and the high specification which includes underfloor heating and quality oak joinery. Occupying a delightful wraparound plot and benefitting from off road parking and a garage, enjoying views over the surrounding countryside.

Situated on the outskirts of the popular village of Leigh, with its amenities including All Saints First School, a small post office and shop, public houses, village hall and recreational ground and the village church. The village of Bramshall is also close by as is Uttoxeter town with its wide range of amenities. The A50 dual carriageway is also within easy reach linking the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

**Accommodation:** A central timber entrance door opens to the welcoming reception hall, providing a lovely introduction to the home, with an engineered oak floor having underfloor heating, an oak staircase rising to the first floor with an understairs cupboard, and a feature oak framed and glazed wall into the dining room. Oak latch doors lead to the spacious ground floor accommodation and the fitted guest WC.

The well proportioned dual aspect living room has the same flooring as the hall, a lovely beamed ceiling and feature exposed wall, plus a focal chimney breast with a log burner set on a blue brick hearth, with French doors opening to the garden.

The study also has the same flooring and a rear facing window, plus a useful understairs cupboard.

The pleasant dining room has the oak frame and glazed wall into the hall providing natural light in addition to the part glazed door that opens to the outside. Oak double doors open into the impressive breakfast kitchen which extends to the full depth of the home, with dual aspect windows and a tiled floor. There is an extensive range of base and eye level units plus focal island, with granite worktops and an inset double Belfast style sink set below one of the windows, space for an electric Aga range with extractor over, an integrated dishwasher and fridge, plus a door returning to the hallway.

Completing the ground floor space is the fitted utility room, having the same lovely tiled floor and heating, a range of matching units with work surfaces and an inset Belfast style sink, plus plumbing for a washing machine and additional appliances, and doors to the outside and a further guest WC.

To the first floor the long landing has skylights providing natural light into the vaulted ceilings that run throughout, with internal high level windows into the two middle bedrooms enhancing the light already provided by the front facing windows which enjoy an open outlook. Oak doors open to the four good sized bedrooms, all of which can accommodate a double bed, with the two large ensuite bedrooms positioned at each end of the hallway. Having exposed beams and A frames, far reaching views and the ensuites having modern white three piece suites incorporating double shower cubicles.

Finally there is the superior family bathroom which has a modern four piece suite incorporating both a corner panelled bath and a separate double shower cubicle, plus a built-in linen cupboard and an additional medicine cupboard.

**Outside:** To the front of the home, a natural stone paved patio provides a lovely seating and entertaining area with a raised border containing a large variety of shrubs and plants, extending to a side patio and to the rear elevation.

The garden is predominantly laid to lawn and also wraps around the property, with an established hedge to the majority, plus a further shaped bed also containing a large variety of shrubs and plants.

To the front of the property is a double width driveway providing off road parking, and on the opposite side of the shared access leading to the courtyard is a detached block of three garages. The Granary's garage is positioned nearest to the home (approximately 5.8m x 2.6m) having double timber doors, power and light and a fitted pull down ladder leading to the store room/workshop above. Adjoining the garage block is a gated enclosure housing the oil tank and also one of the neighbours' tanks.

What3Words: engaging.quiet.fabric

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off road. Gravel drive: shared gravel drive (shared maintenance cost)

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared biodigester system (shared maintenance costs)

**Heating:** Oil fired heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA18032025

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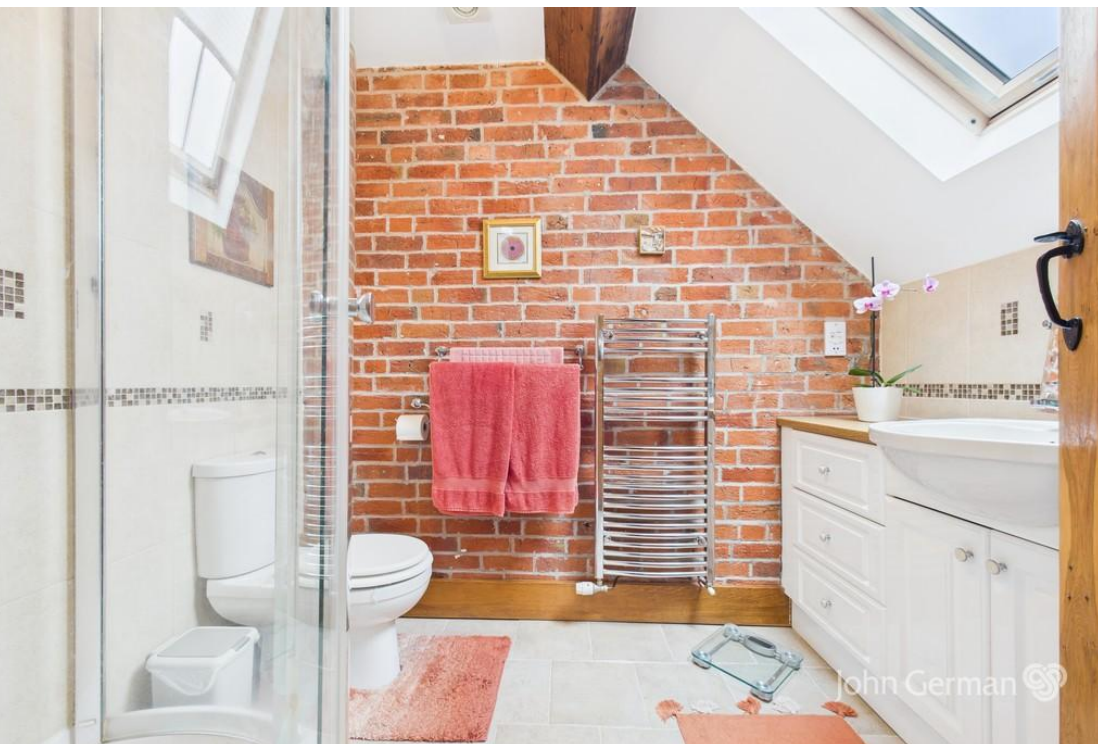










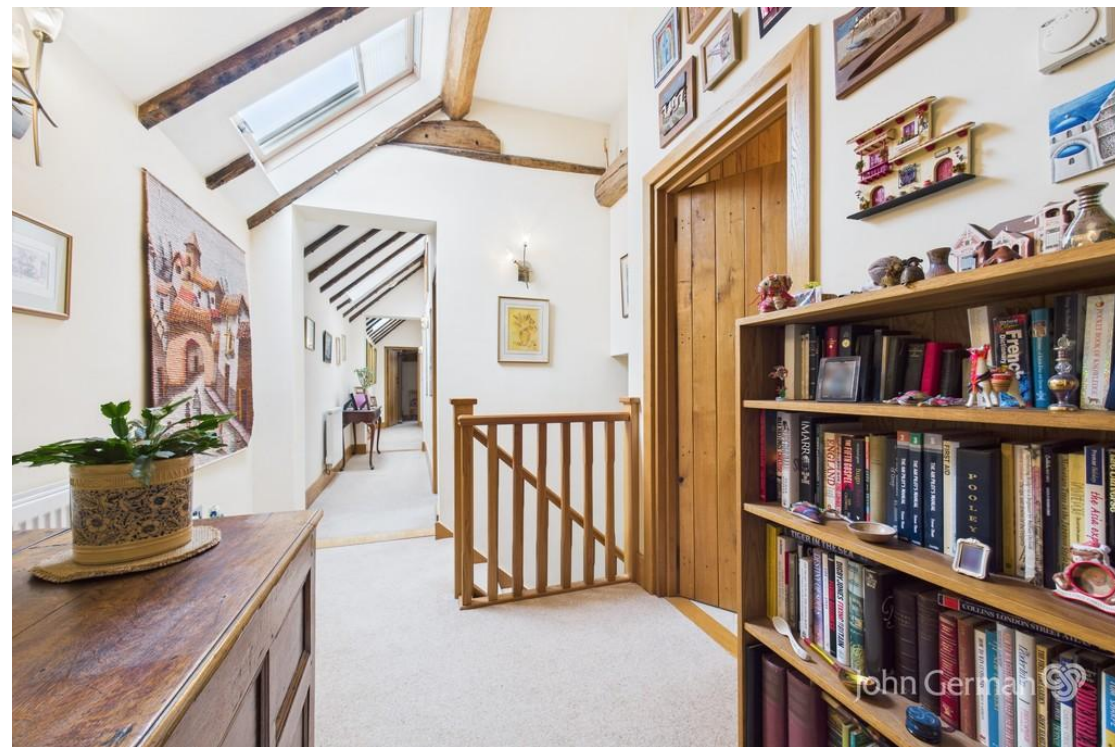






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Ground Floor

**Approximate total area<sup>(1)</sup>**

2089.47 ft<sup>2</sup>

194.12 m<sup>2</sup>

**Reduced headroom**

2.14 ft<sup>2</sup>

0.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Agents' Notes

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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