

Manor Farm Barns

High Offley, Stafford, ST20 0ND

John
German





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£470,000

A particularly attractive barn conversion which is so tastefully presented and has a wonderful combination of charm from the original buildings blended with contemporary presentation.



This stylish barn is situated in an enviable rural location yet still convenient for the nearby village of Woodseaves that has a local shop. The larger thriving town of Eccleshall has a range of shops, classy bars and pubs. Junction 14 M6 provides direct access into the national motorway network and M6 Toll. The county town of Stafford has an intercity railway station that provides regular services operating to London Euston, some of which take approximately one hour and twenty minutes.

Step inside the reception hall that has a flagstone floor, downlighting and stairs rising to the first floor. A door leads to a guest's cloakroom fitted with a two-piece suite.

The superb dining kitchen is beautifully appointed having a range of white gloss high and low level units with stainless steel accessories, complemented by black granite work surfaces that incorporate a stainless steel sink and drainer plus granite returns and a striking pink slash back plate. Integrated appliances comprise Bosch induction hob with stainless steel and glass extractor hood above, Bosch double oven, wine cooler, fridge and freezer. There is attractive flooring, under unit lighting and ceiling spotlights. Dual aspect windows allow natural light to the room and from the dining area, French doors open to the terrace and lawned garden.

The stylishly decorated lounge is dual aspect and has a useful under stairs storage area.

On the first floor the principal bedroom has feature windows and the benefit of its own en suite comprising corner shower, low flush WC and a wash basin with integrated cupboards beneath.

The second bedroom has a front facing window, fitted bedroom furniture and downlighting. The third bedroom is currently used as a dressing room and has a comprehensive range of wardrobes.

The family bathroom has a corner bath, pedestal wash hand basin, low flush WC, separate corner shower, downlighting and a chrome towel radiator.

It should be noted that there are some stunning views from the rear facing windows over the gardens and farmland beyond.

On the second floor a split level landing area has a useful cupboard. On this floor there are two double bedrooms both of which have exposed beams. There is restricted roof height to these rooms.

Outside – The property is situated off a very pleasant shared private courtyard that has three parking spaces for this property. To the front is an attractive lawned garden and path to the front door. Side access leads to the particularly impressive and spacious rear garden that is predominantly laid to lawn with display borders. It enjoys some fine views.

Notes: The property is situated off a shared private drive.

The communal areas are self managed by the group of barns with an approximate charge of £360 per annum.

There was an application for a kitchen extension to this barn that was refused.

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

Services: Drainage is to a private shared system. Heating is via a Calor fired gas system. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

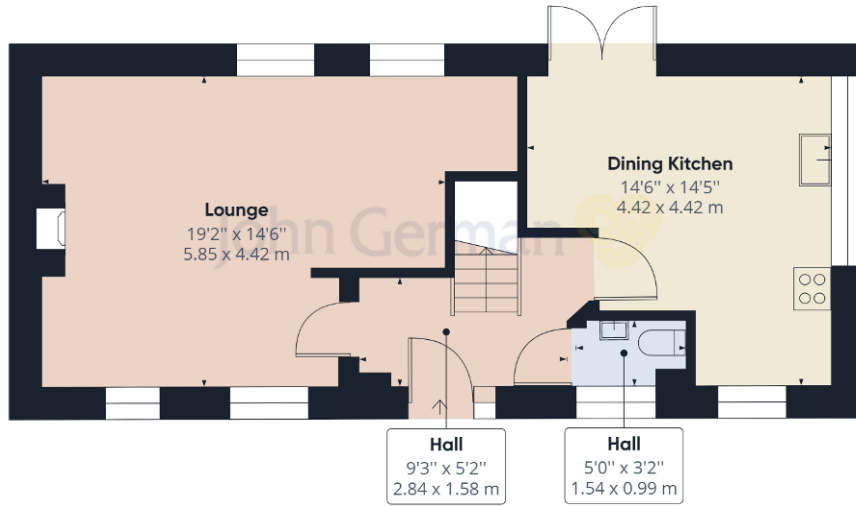
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14092022

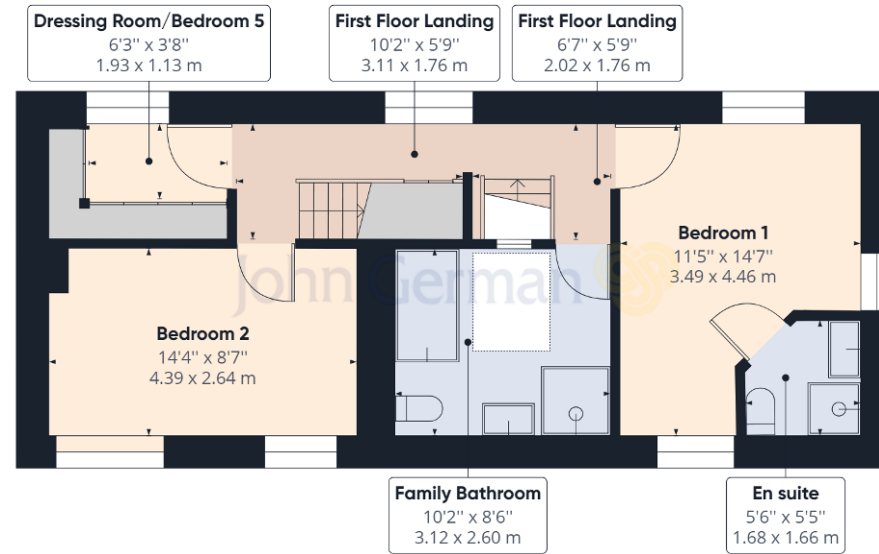
Local Authority/Tax Band: Stafford Borough Council / Tax Band G



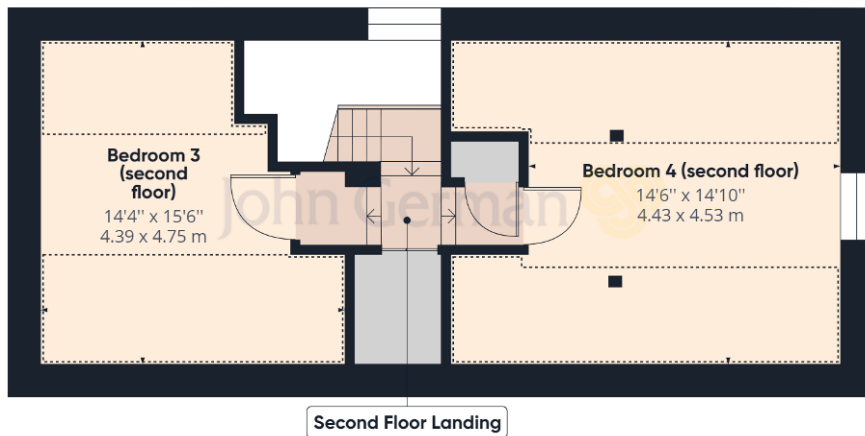




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1517.38 ft²
140.97 m²

Reduced headroom

283.73 ft²
26.36 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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