

Spon Drumble Byre

Milwich, Stafford, ST18 0HD

John German



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£775,000

Delightful detached barn conversion occupying a truly enviable plot and position with paddocks, woodlands and grounds extending to approximately 3.3 acres. Also included in the sale is a large 3-bay agricultural building which has planning for a Class Q conversion into a dwelling. Planning permission has been granted for five glamping pods.

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The property benefits from hardwood windows and doors, plus a ground source heat pump, underfloor heating and solar panels.

Internally, the accommodation comprises of a stunning dining kitchen having a splendid range of cream-coloured units with contrasting wooden work surfaces and a ceramic 1.5 bowl sink and drainer, space for a range style oven (the current range is not included within the sale) with an extractor canopy above, plus an integrated fridge freezer and dishwasher. There is a vaulted ceiling with exposed truss and Velux roof lights, and a French style door opening to the rear terrace.

The tiled floor extends into the equally well-appointed separate utility room, which has a further range of cupboards with work surfaces, recessed Belfast style sink and vertical towel radiator.

The splendid lounge has a vaulted ceiling, oak flooring and a feature tiled fireplace with a recess for a TV and a contemporary style log burner. French style double doors open to the superb, paved sun terrace.

An inner hall with built in cupboards leads to two bedrooms. The principal bedroom has oak flooring and an extensive range of contemporary style, bespoke fitted wardrobes and bedroom furniture, and double French style doors opening to the terrace. The second double bedroom has built in wardrobes.

The luxuriously appointed bathroom has exquisite tiling, and comprises bath, separate shower, pedestal wash basin, WC, downlighting and a chrome vertical towel radiator.

Outside, the property stands well back from the road beyond an impressive, gated entrance, leading to a spacious drive area which are capable of parking a multitude of vehicles. Immediately surrounding the property are attractive lawns and a slightly elevated sun terrace, with a wrought iron balcony which can be accessed either from the principal bedroom or the lounge. There are two main fields and woodland with a stream running through, to the rear boundaries. There is also a large agricultural building with lighting, power points and water supply. The whole site extends to approximately 3.3 acres. The property offers enormous scope for buyers with equestrian interest, those looking to store vehicles, or for development opportunities.

The property is situated in a beautiful rural area which is exceptionally convenient for the county town of Stafford, canal town of Stone, and market town of Uttoxeter.

Stafford Borough Council gave consent for the Class Q conversion of the existing agricultural building into a dwelling against application S23/37523/PAR scheduled to part 3 class Q. Decision date Friday 30th June 2023. The permission states that the development must be completed within a period of 3 years from the original decision date.

There is also planning permission for five glamping pods, against application 21/35189/FUL. Decision date Friday 13th October 2023. The development must begin no later than 3 years from the original decision date.

Please note the above expiry dates, contents and conditions of both of the above planning permissions can be found on www.staffordbc.gov.uk or by telephone 01785 619337.

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: Extensive driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Private system

Heating: Ground source heat pump & underfloor heating

Other: Solar panels. Alarm.

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

Broadband type: 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: Stafford Borough Council / Tax Band E

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

Agents notes: The property and adjoining field are on two separate Titles – SF607859 & SF544305.

Both Titles refer to rights, restrictions, charges and covenants and a copy of both are available upon request, along with the Title Plans.

There is no mains gas and no mains drainage.

Our Ref: JGA/03102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

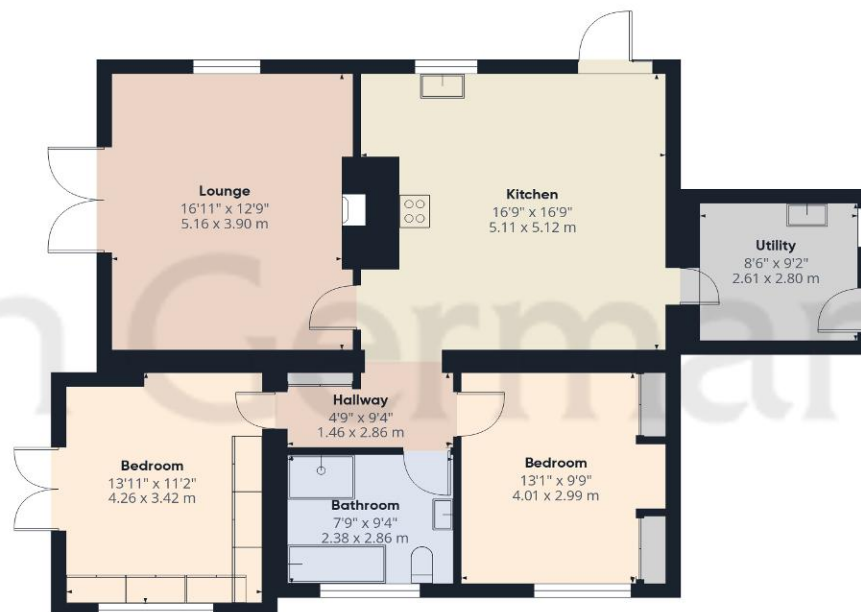




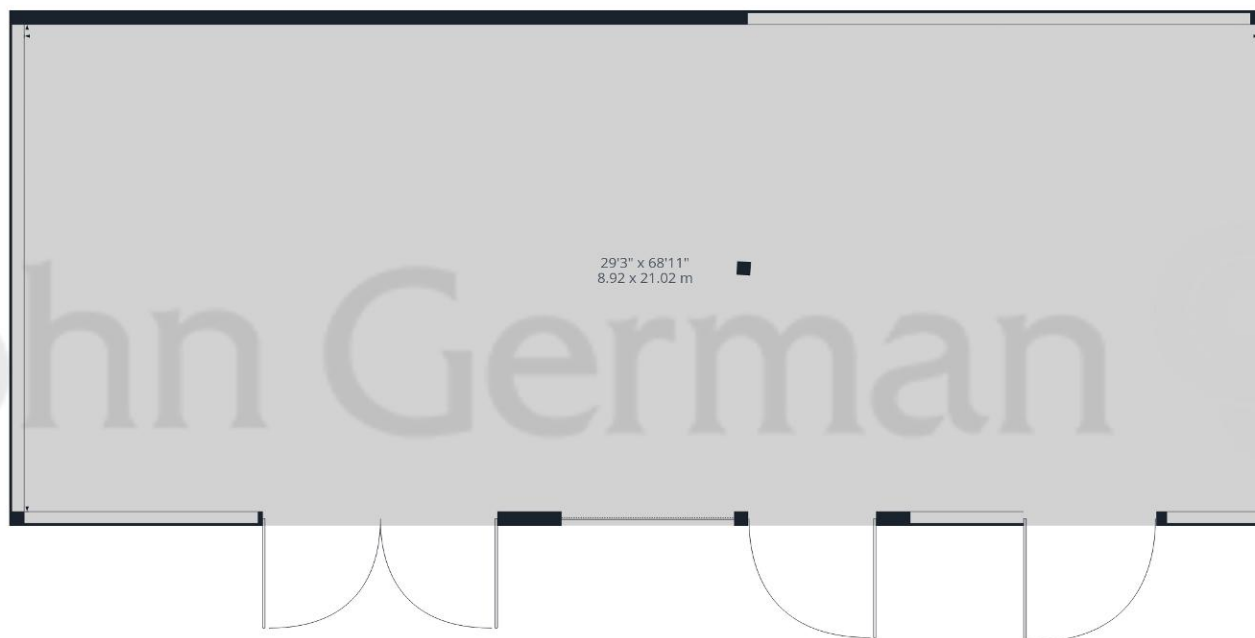








Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

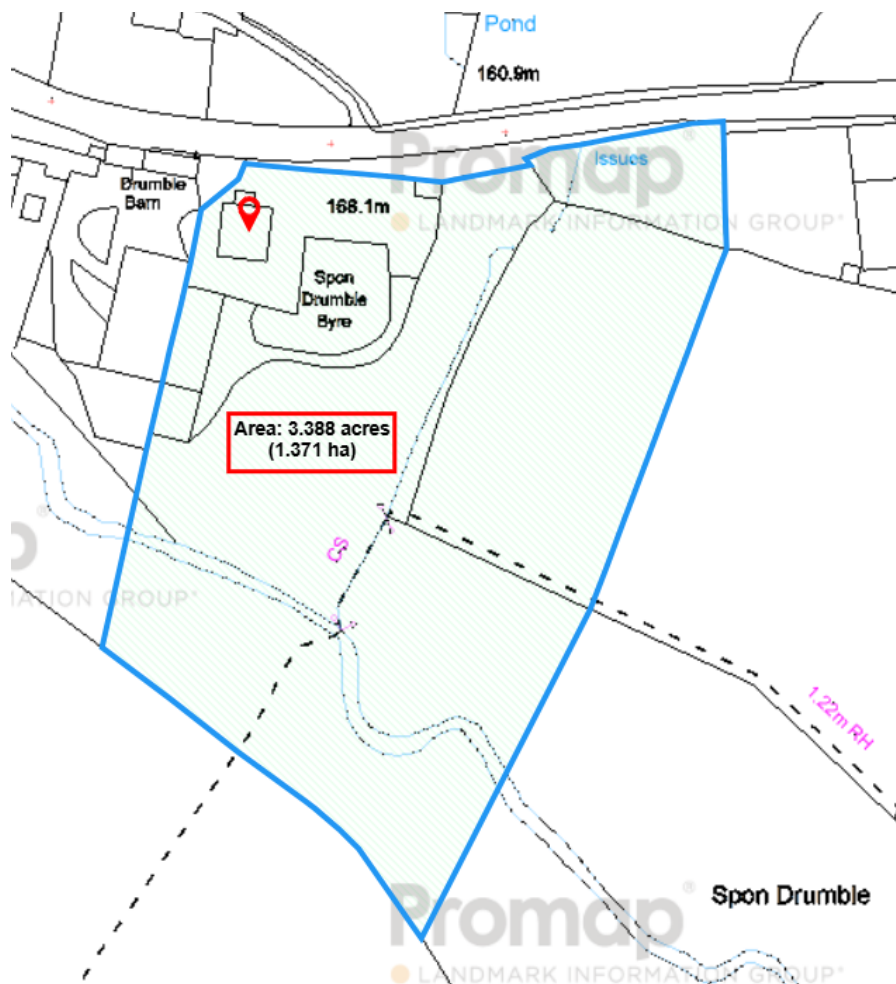
3161 ft²

293.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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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	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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