



A truly delightful recently converted barn which is one of three impressive conversions forming this small exclusive rural development. A particularly generous plot with the benefit of its own gated drive approached via the initial shared drive.

£475,000



Accommodation

The exceptionally spacious open plan living dining kitchen has a vaulted ceiling with exposed roof trusses and a splendid range of kitchen units with wood effect work surfaces and sink and drainer. Integrated appliances comprise fridge/freezer and dishwasher. Stairs rise to the first floor second bedroom and on the ground floor there are two bedrooms, the principal bedroom being on suite and having a bath, WC, wash basin, separate shower and exquisite tiling. The family shower room is equally splendidly appointed having shower, WC, pedestal wash hand basin and exquisite tiling.

From the shared private drive there is a private gated access to a particularly spacious drive capable of parking numerous cars, belonging to Plot 2. The generous wrap around garden area directly adjoins neighbouring farmland and there are some stunning views. This small rural development is conveniently situated within walking distance from the very popular village of Weston which has two excellent welcoming country dining pubs. Weston is situated just off the A51 which gives access to the A518 and is exceptionally convenient for many Midland commercial centres.

Agents notes:

- The property is pending first registration with Land Registry.
- There is a shared private drainage system which is situated within the garden of plot 1.
- The water supply is provided by the Sandon Estate and metered and charged accordingly.
- The property has not yet been council tax banded.
- There is no mains gas or drainage.
- Electric heating and hot water.
- The initial part of the drive is private and shared.

Please refer to The Stafford Borough Council Planning Department Portal for full details of the planning consents, 22/35989/FUL and also for the two Class Q consents 21/35404/PAR and 21/35407/PAR
Please also note that permitted developments rights are withdrawn on Class Q Conversions.

- What3words:** poppy.level.skidding
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Supplied & metered by Sandon Estate
Sewerage: Shared private treatment plant
Heating: Electric
(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 TBC
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk
Our Ref: JGA/08072024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent