



**SPRING BARN SPRINGS BANK, OLD MILL LANE, BAGNALL,  
STOKE-ON-TRENT, STAFFORDSHIRE, ST9 9JS**

**£579,950**

A true hidden gem nestled away in a quiet village of Bagnall, on the cusp of rolling green countryside and open air views. A bespoke designed, substantial linked-detached residence hosting generous proportions throughout.

Opening via a separate entrance porch, that also gives access to a useful downstairs WC, the home is centred by a spacious entrance hallway, where doors provide access to all the principal rooms and corner stairs lead up to the first floor. The home boasts a generously proportioned side/rear aspect lounge with a characterful brick hearth housing a log burning fire. The lounge opens through to a stunning sun lounge with incredible open country views. There is also a separate front aspect dining room and a fully fitted kitchen with integral appliances to include a fridge, freezer, dishwasher, electric oven, microwave and gas hob. Further to this, there is a very practical large separate utility room.

Upstairs, there are four very well sized bedrooms, with the principal suite hosting a large wet-room and set of fitted wardrobes, in addition to being dual aspect. The bedrooms are serviced by a high specification five piece family bathroom.

To the exterior, the home benefits from ample block paved driveway parking for multiple vehicles to the front aspect with mature shrubbed borders to the side. From the front, the driveway also gives direct access to a spacious double garage that further houses a large internal storage cupboard and benefits from side door access. The spectacular rear garden is fully enclosed by hedged and fenced borders, with a large patio area for outdoor entertaining in addition to a further patio area on the lower section of the garden. Beautiful open views towards woods and fields.

The property sits on a generous plot, with additional land to the rear most aspect which extends to a total of 1.6 acres, this leads right up to a brook bordering woodland and farmland.



**Porch**  
5'2" x 4'0"

**Entrance Hallway**  
10'11" x 8'4"

**Downstairs WC**  
4'11" x 3'0"

**Kitchen Diner**  
11'7" x 10'1"

**Utility Room**  
10'1" x 6'9"

**Living Room**  
24'10" x 11'10"

**Sun Lounge**  
15'4" x 13'3"

**Dining Room**  
10'7" x 10'0"

**Landing**  
10'7" x 8'6"

**Bedroom One**  
11'2" x 9'8"

**Bedroom One Walk-In-Wetroom**

**Bedroom Two**  
11'8" x 9'5"

**Bedroom Three**  
10'7" x 10'0"

**Bedroom Four**  
9'5" x 6'10"

**Bathroom**  
11'8" x 7'8"

**Double Garage**  
17'11" x 16'5"

**Council Tax and Tenure Information**  
Council Borough: Staffordshire Moorlands  
Council Tax Band: E  
Tenure: Freehold

**Agency Note**

Agent Note regarding Title Register: Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

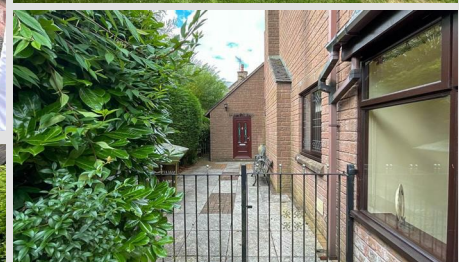
Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is a relative of an employee of Stephenson Browne Ltd.



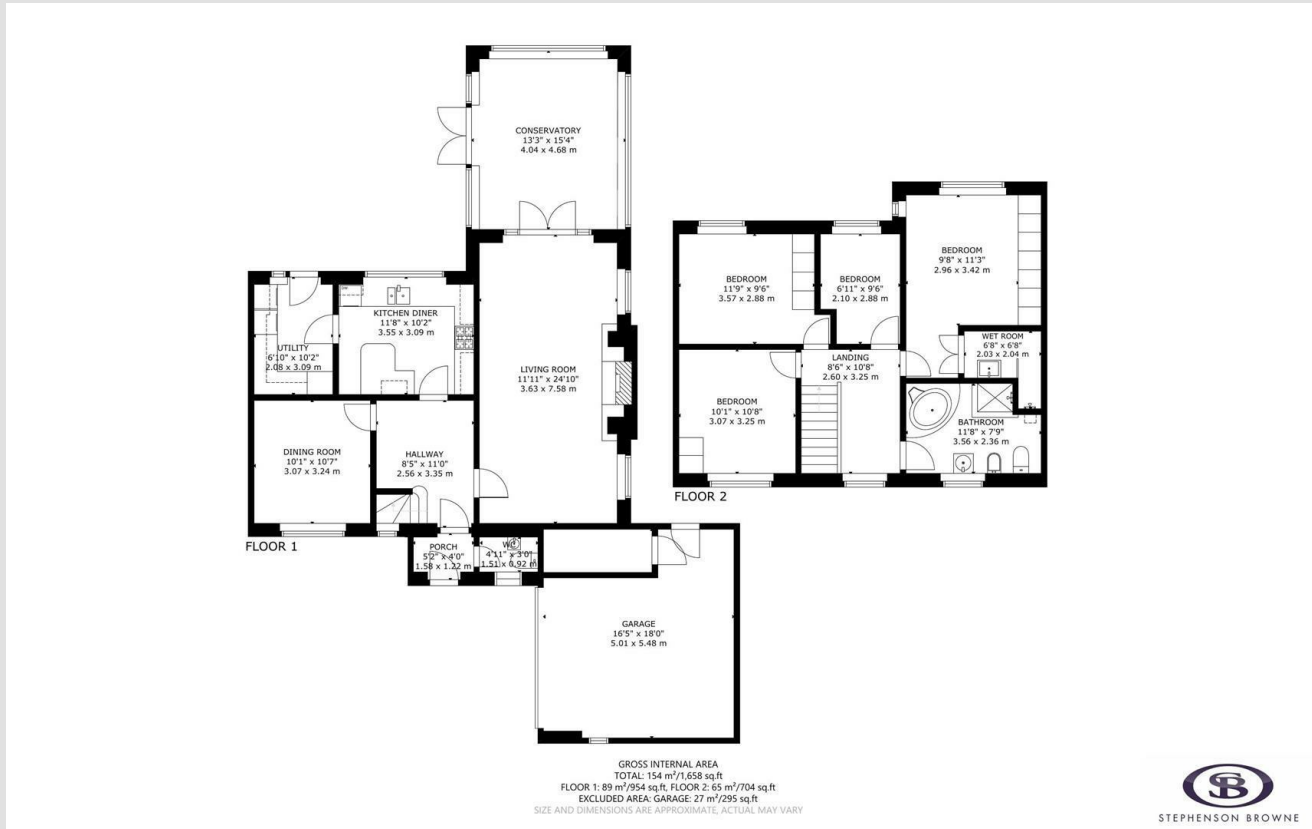
- **Gorgeous Bespoke Country Home - Generous Proportions Throughout**
- **Large Lounge with Feature Log Burner Fireplace**
- **Sun Lounge with Spectacular Views Over Open Countryside**
- **Breakfast Dining Kitchen, Separate Utility Room and Downstairs WC**
- **Four Spacious Upstairs Bedrooms**
- **Five Piece Family Bathroom and Walk-In-Wetroom**
- **Gorgeous Private Enclosed Gardens with Patio Paving**
- **1.6 Acres of Land With the Residence**
- **Ample Driveway Parking and Double Garage**
- **Exclusive Sought After Location**







## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		70	
		78	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64