



The Granary, Bishton Farm Lane, Wolseley Bridge, Stafford, ST18 0ZX



Enjoying a tranquil setting with dual far reaching countryside views is The Granary, an immaculately presented barn conversion showcasing generously proportioned interiors, three double bedrooms and an enviable location within this exclusive courtyard setting. Featuring a wealth of character throughout, this charming semi detached barn resides within a most picturesque setting, enjoying countryside views to the rear and a pleasant outlook towards Cannock Chase to the front. The interiors comprise briefly reception hall, spacious lounge, dining room, bespoke handmade kitchen with pantry and cloakroom to the ground floor, with three well proportioned double bedrooms to the first floor serviced by a guest en suite and a luxurious refitted family bathroom.

Outside, there is allocated parking for two cars and a landscaped communal courtyard and private gardens extend to the front aspect. The rear garden is a superb feature of this countryside home, offering a secluded and peaceful setting to enjoy idyllic rural views beyond. The Granary is serviced by oil central heating, hardwood double glazed windows and a shared sewage treatment plant.

Accessed via a private drive, The Granary enjoys a peaceful rural setting in Wolseley Bridge, an area renowned for its convenient proximity to local facilities, commuter routes and Cannock Chase, a designated Area of Outstanding Natural Beauty offering endless woodland walks and a range of leisure and sporting activities. The Granary lies within easy reach of the centres of Stafford, Rugeley and the Cathedral City of Lichfield offering an assortment convenience facilities, shops, restaurants and schools, as well as rail stations providing direct links to Birmingham and London. For commuters, the A51, A513 and A38 are all within an easy drive giving access to the M6, M42, M6 Toll and thenational road network beyond, and the International airport of Birmingham lies within a convenient 45 minute drive.

- Character Barn Conversion
- Dual Aspect Countryside & Cannock Chase Views
- Secluded Courtyard Setting
- Wealth of Character Throughout
- Two Spacious Reception Rooms
- Bespoke Kitchen with Pantry
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Guest En Suite & Refitted Bathroom
- Generous & Private Gardens
- Parking for Two Cars
- Well Placed for Local Amenities & Commuter Routes

A paved pathway leads through the manicured fore gardens to the traditional hardwood entrance, which opens in turn into:

Reception Hall

A characterful welcome to this charming home, having a wealth of exposed beams, stairs rising to the first floor with useful cloakroom storage beneath and Karndean flooring. Under floor heating extends throughout the ground floor accommodation, and solid oak doors open into:

Sitting Room 4.4 x 3.53m (approx. 14'5 x 11'6)

An immaculately presented reception room having dual aspect windows to the front and rear aspects, exposed beams, Karndean flooring and a raised stone hearth

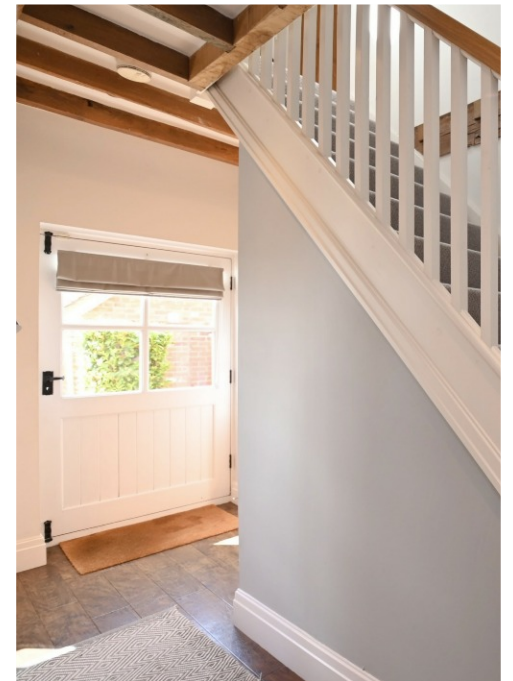
Dining Room 4.04 x 3.2m (approx. 13'3 x 10'5)

A window to the front overlooks pleasant courtyard views and the dining room has exposed beams, Karndean flooring and an opening through into:

Kitchen 5.15 x 2.65m (approx. 16'10 x 8'8)

A quality handmade range of shaker, in frame units offer plenty of storage space and granite worksurfaces, housing an insets sink and integrated appliances including dishwasher, fridge freezer, electric hob and double oven, with space for a washer/dryer. There is a window facing the front aspect, a door opens out to the rear gardens and the kitchen has tiled flooring An oak door opens into a fabulous **Walk in Pantry**, having ample storage space and shelving







Cloakroom

Fitted with pedestal wash basin and WC, with tiled splash backs and Karndean flooring

Stairs rise to the **First Floor Landing**, feature vaulted ceilings with beams, a skylight and solid oak doors opening into:

Master Bedroom 4.4 x 3.65m (approx. 14'5 x 11'11)
A spacious principal bedroom having a window to

the front with Cannock Chase views, a further window and feature door to the side and stunning A frame exposed beams

Bedroom Two 3.3 x 2.69m (approx. 10'9 x 8'9)
Another beautifully presented bedroom having vaulted ceilings with beams, a double fitted wardrobe and a skylight to the front. with private use of:



En Suite 2.73 x 1.68m (approx. 8'11 x 5'6)

Comprising wash basin set to stone finish vanity unit, WC and large shower, with a heated towel rail, tiled splash backs and a skylight to the rear

Bedroom Three 2.7 x 2.0m (approx. 8'3 x 6'6) – max

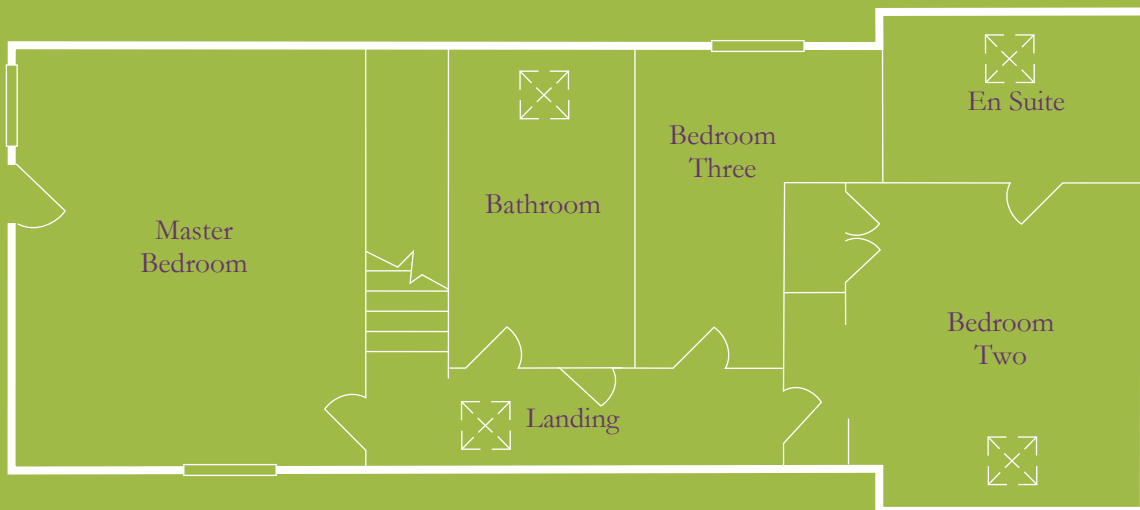
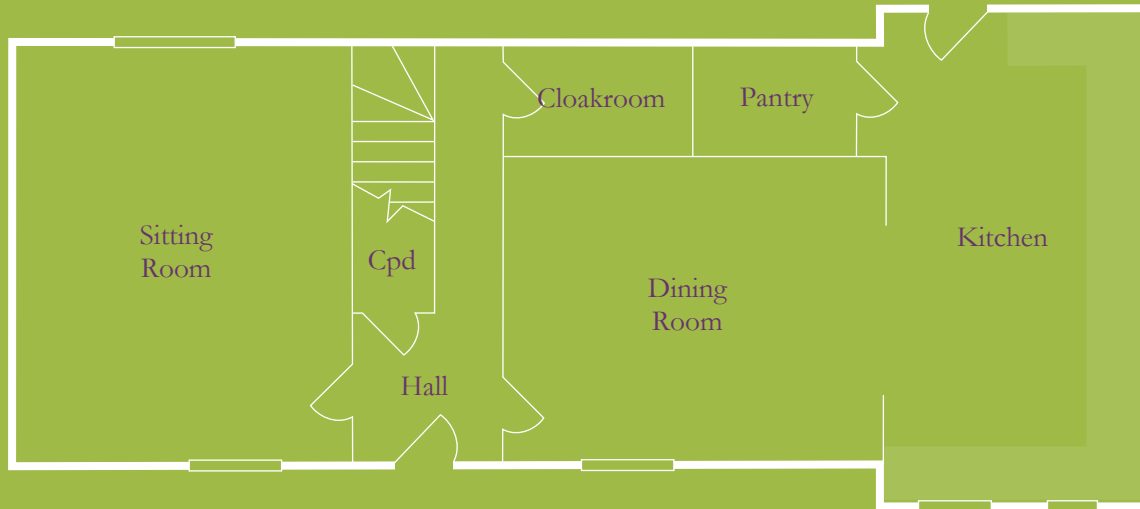
A good sized third bedroom having vaulted ceilings with beams and a window to the rear enjoying pleasant garden and countryside views

Family Bathroom 2.72 x 1.86m (approx. 8'11 x 6'1)

A luxuriously refitted suite comprises wash basin set to vanity unit, WC, double ended bathtub and separate shower, with tiled flooring, half tiled walls, a heated towel rail and a skylight to the rear







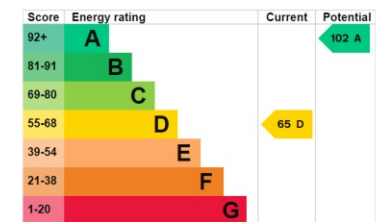
Outside

A lengthy private drive flanked by picturesque farmland approaches the courtyard, where there is allocated parking for two cars. A shared gravel courtyard leads to steps rising to the front aspect, where a block paved pathway and lawns extend to the front. There is exterior lighting, power and a water point, and The Granary enjoys a rural outlook towards Cannock Chase woodland from the front

Rear Garden

Extending to a superb size, the rear garden is laid to a paved and gravelled terrace with steps rising to lawns edged with mature hedging and neatly stocked borders. A low fence to the top of the garden highlights idyllic views beyond, and there are two storage cupboards included in the sale. The oil tank is housed discreetly to one side and The Granary benefits from exterior lighting, a power point and a water point

Please Note: The owners have advised the property is oil fired central heating and drainage is via a septic tank shared between the four barns. A bore hole provides water to the barns. There is a management charge of £90 pcm currently applicable to The Granary for the upkeep of the above and for the communal courtyard



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.