



£600,000

KEY TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: E

Derrington Stafford

Barn Long Lane Derrington
Stafford Staffordshire



Nestled in a charming rural setting, this detached barn conversion is a rare find. Its allure lies in the beautiful exterior, spacious layout, and unique charm that's sure to captivate you.

Approaching the property through a private gated entrance drive, discover a well-kept garden and detached garage. Inside, a welcoming entrance porch and hallway lead to a living room with dual aspect windows and an exquisite stone fireplace with log burning stove. Explore further to find a country-cottage-style kitchen, a spacious dining room, an office/sitting room, utility, and guest WC on the ground floor. Upstairs, a surprising amount of space unfolds with a modern family bathroom and four generously sized bedrooms, two with En-suites. This property is truly special, offering an exceptional opportunity. Don't miss out—secure your viewing by contacting us today!

- Large Detached Barn Conversion
- Living Room with Log Stove & Large Dining Room
- Country Cottage Style Kitchen & Sitting Room/Office
- Utility & Guest WC
- Four Bedrooms, Two En-Suites & Family Bathroom
- Private Gated Driveway, Garage & Garden

You can reach us 9am to 9pm, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

There are stairs off, rising to the First Floor Landing & accommodation with an understairs cupboard housing an oil fuelled central heating boiler. There is also tiled flooring, a radiator, and a double glazed window to the front elevation.

Living Room 19' 4" x 12' 3" (5.90m x 3.73m)

A good sized dual-aspect reception room which features double glazed windows to both the front & rear elevations, an imposing stone Inglenook fireplace housing a contemporary styled cast-iron stove. The room also benefits from having two radiators.

Utility Room 4' 11" x 5' 4" (1.49m x 1.62m)

Fitted with a range of wall & base units with work surfaces over, and incorporating an inset stainless steel sink/drainer, and space(s) for appliance(s). There is also tiling to the floor, and a radiator.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Guest WC 2' 7" x 4' 11" (0.79m x 1.50m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, and a wash hand basin with mixer tap. There is also a radiator, tiled flooring, and a double glazed window to the rear elevation.

Kitchen 8' 11" x 12' 0" (2.73m x 3.65m)

A country styled kitchen which is fitted with a matching range of wall, base & drawer units with fitted work surfaces over & discreet under cupboard lighting, and incorporating an inset Belfast style sink with mixer tap over. Integrated/fitted appliances include an integrated dishwasher, refrigerator, freezer, and space to accommodate a freestanding Range style cooker. The room also benefits from recessed ceiling downlighting throughout, tiled flooring, a radiator, a double glazed window to the rear elevation, and to the rear elevation a wooden door with a glazed panel insert.

Dining Room 12' 5" x 13' 3" (3.79m x 4.04m)

A second good sized reception room, that features a period style cast-iron open fireplace with a tiled hearth, a radiator, and double glazed French doors which provide views and access out to the garden.

Office/Sitting Room 12' 5" x 9' 4" (3.79m x 2.84m)

Having a double glazed window to the rear elevation, and a radiator.

First Floor Landing

Featuring three skylight windows, with two radiators, a further two double glazed windows, a useful built-in cupboard with door off, and further internal door(s) providing access to;

Bedroom One 13' 1" x 13' 4" (4.0m x 4.06m) maximum measurements

A spacious double bedroom which features a built-in double wardrobe, and having a radiator and a double glazed window to the front elevation. A further internal door leads through into the En-suite.

En-suite (Bedroom One) 5' 7" x 12' 6" (1.71m x 3.80m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin, a panelled bath featuring multiple water jets, and a separate tiled shower cubicle fitted with a mains-fed shower. There is inset ceiling downlighting, tiled flooring, a radiator, and a double glazed window to the rear elevation.

Bedroom Two 11' 0" x 11' 6" (3.36m x 3.51m)

A second double bedroom with a built-in double wardrobe, a radiator, and a double glazed window to the rear elevation. A further internal door leads through into the En-suite.





En-suite (Bedroom Two) 3' 10" x 7' 4" (1.18m x 2.24m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a wash hand basin, and a tiled shower cubicle fitted with an electric shower. There is also a chrome towel radiator, tiled flooring, and a double glazed window to the side elevation.

Bedroom Three 9' 1" x 10' 2" (2.77m x 3.11m)

A third double bedroom with a built-in double wardrobe, a radiator, and a double glazed window to the rear elevation.

Bedroom Four 7' 9" x 8' 10" (2.35m x 2.68m)

Having a built-in wardrobe, a radiator, and a double glazed window to the rear elevation.

Bathroom 8' 1" x 7' 6" (2.47m x 2.29m) maximum measurements

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a wash hand basin with mixer tap, and a panelled bath. There is also a chrome towel radiator, inset ceiling downlighting, tiled flooring, and a skylight window.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Externally

The property is approached over a private & gated driveway which sweeps to the rear of the property allowing access to the detached single garage & well-maintained lawned garden area.

Garage

A detached single garage accessed through double opening barn style garage doors.



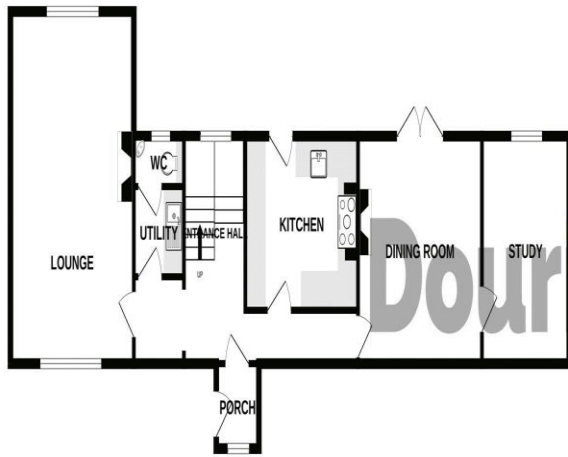
You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		81	83

EU energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC
www.epc4u.com



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) 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 statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk