



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: F

Tixall Stafford

Tixall Court Tixall
Stafford Staffordshire



Step into a world of beauty and uniqueness with this exceptional barn conversion nestled in the highly coveted village of Tixall. Just a stone's throw away from the picturesque Tixall Hall, this property offers more than just a home; it is an experience! Immerse yourself in the tranquillity of pleasant canal-sidewalks, making every day a blissful adventure.

Internally, the property unfolds with an open-plan entrance hall, providing ample dining space, a well-appointed kitchen, a spacious living room, a versatile office, and a convenient guest WC. Journey to the first floor, where four double bedrooms await, complemented by a stylish family shower room. Outside, a private garden at the front beckons, creating a serene escape. Ample off-road parking and a spacious garage add practicality to the charm of this unique property. To deeply appreciate its character, a viewing is a must. Do not miss the opportunity—call us now to schedule your appointment and step into a world of charm and sophistication!

- Four Bedroom Barn Conversion
- Spacious Kitchen & Separate Dining Room
- Spacious Living Room & Office Space
- Shower Room With En-suite & Guest WC
- Ample Off-Road Parking & A Garage
- Highly Sought After Village Location

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

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Entrance Hallway

Accessed through a double glazed door with double glazed side panels opening into a spacious open-plan dining hall, with stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, a radiator, a double glazed window to the rear elevation, and internal door(s) off, providing access to;

Living Room 19' 7" x 13' 1" (5.96m x 4.00m)

A spacious & bright reception room featuring an inset electric fire set into a media wall with timber mantel over. There is a radiator, a double glazed window to the rear elevation, and a glazed door to the front elevation.

Kitchen 12' 6" x 10' 2" (3.80m x 3.09m)

A beautifully presented, modern & contemporary, fitted with a matching range of wall, base & drawer units with fitted work surfaces & matching splashback upstands over to three sides incorporating an inset ceramic Belfast style sink with mixer taps above. Appliances include an integrated dishwasher, and there is recessed space to accommodate a large Aga/Range style cooker with existing bevelled edge ceramic splashback tiling to the walls. There is discreet led plinth lighting, inset ceiling lighting with a feature timber mantel/beam to one side., ceramic tiled flooring, radiator, a feature arched double glazed window to the rear elevation, and a further internal door leading through into the Utility Room.

Utility Room 6' 11" x 10' 3" (2.10m x 3.13m)

Fitted with a matching range of wall & base units, and having a radiator, ceramic tiled flooring, and a glazed door to the side elevation.



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Inner Lobby

Having an internal door off, providing access to the Guest WC.

Guest WC 8' 0" x 5' 1" (2.43m x 1.55m)

Fitted with a suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. There is also ceramic splashback tiling to the walls, and a radiator.

Office 8' 0" x 6' 5" (2.45m x 1.96m)

A versatile room, having a radiator and double glazed window to the rear elevation.

First Floor Landing

A spacious landing which has feature exposed timber beams, an access hatch to the loft space, a built-in airing cupboard, and internal door(s) off, providing access to;

Bedroom One 19' 9" x 9' 5" (6.02m x 2.88m)

A spacious double bedroom with feature exposed timber beams & vaulted ceiling. There is a radiator, a double glazed window to the front elevation, and a further internal door leading through into the En-suite.

En-suite (Bedroom One) 10' 11" x 9' 5" (3.32m x 2.88m)

A spacious En-suite which features a fitted range of bathroom furniture including a low-level WC, a pedestal wash hand basin, and a walk-in screened shower cubicle housing a mains-fed shower. There is a double glazed window to the rear elevation.

Bedroom Two 9' 10" x 13' 9" (2.99m x 4.20m)

A second spacious double bedroom, again featuring exposed timber beams & vaulted ceiling. There is a radiator, and a double glazed window to the rear elevation.

Bedroom Three 9' 9" x 15' 8" (2.96m x 4.77m)

A third spacious double bedroom, having a useful built-in cupboard, again featuring an exposed timber beamed ceiling. There is a radiator, and a double glazed porthole style window to the rear elevation.

Bedroom Four 9' 7" x 13' 2" (2.93m x 4.01m)

A fourth double bedroom which also features exposed timber beams to the ceiling. There is a radiator, and a double glazed window to the front elevation.

Shower Room 6' 1" x 11' 6" (1.86m x 3.51m)

Fitted with a white suite comprising of a walk-in screened shower cubicle housing a mains-fed shower, a contemporary styled wash hand basin set onto a vanity style unit with cupboards beneath & chrome mixer tap, and a low-level WC. There is part-ceramic tiling to the walls, exposed timber ceiling beam, a chrome towel radiator, and a double glazed window to the front elevation.

Externally

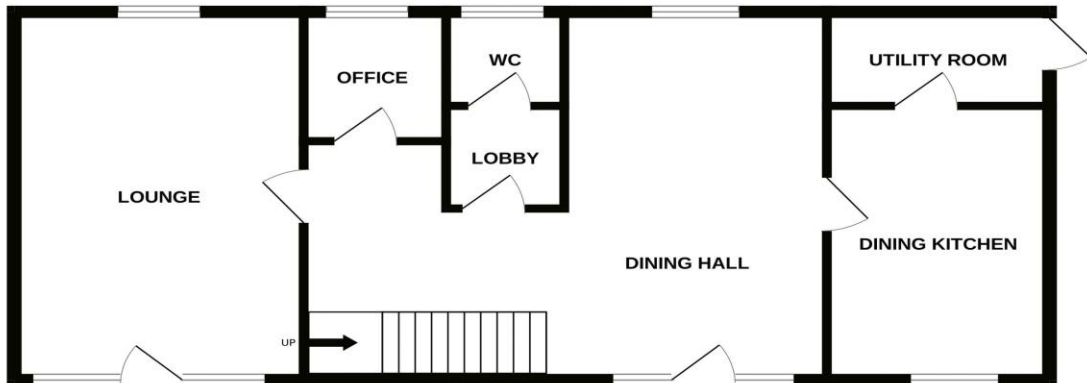
The property is approached over a private communal gated driveway with lawned gardens surrounding, and continuing to provide access to the Garage and providing ample off-road parking. There is a bricked wall to the border, and a pathway provides access to the main entrance door. There is a paved seating/outdoor entertaining area and a feature pebble effect planting bed area.

Garage 32' 10" x 12' 1" (10.02m x 3.69m)

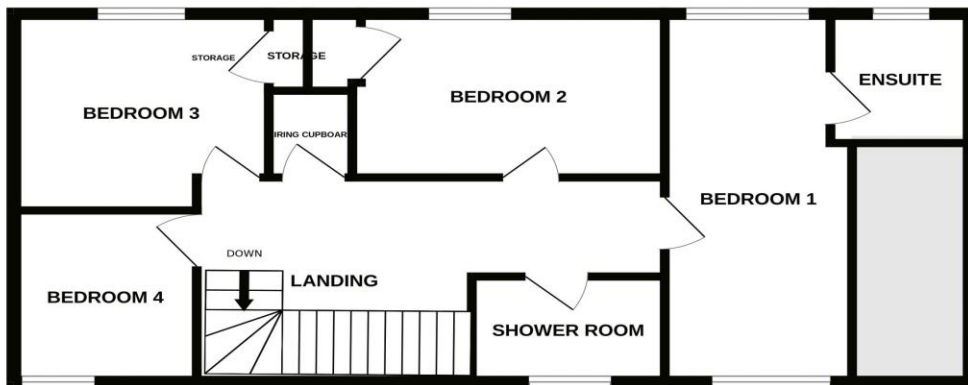
A larger than average brick constructed garage with tiled pitched roof, having an up and over garage door to the front elevation, and a further pedestrian access door to the front elevation where there is a block brick paved courtyard/parking area.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		47	57

EU Directive 2002/91/EC
www.epcrea.com

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.
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