



£600,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **E**

## Norbury Stafford

Oulton Farm Barns Oulton Lane Norbury  
Stafford Staffordshire



***Oulton is a charming hamlet near the village of Norbury, situated approximately 4 miles northeast of Newport. The village gave its name to Norbury Junction, about a mile to the southeast. Once, this was the junction between the main Birmingham and Liverpool Canal (later the Shropshire Union Canal) and a branch extending through Newport to the now-abandoned Shrewsbury Canal.***

The property is surrounded by open countryside with an extensive network of bridleways and footpaths, perfect for exploring the area. The county town of Stafford is a short distance away, offering a mainline railway station with regular intercity services to London, Birmingham, and Manchester. Stepping inside this beautiful barn conversion, you will find an entrance hall, a living room, a dining room, a guest WC, and a kitchen/breakfast room on the ground floor. The first floor features four double bedrooms, including an ensuite to bedroom two and a family bathroom. All the windows in the property look out onto picturesque views of the surrounding countryside. The property boasts stunning exposed beams and partial exposed brick walls throughout, highlighting its true character. Externally, the property offers a large rear garden and an additional separate garden, providing ample space. We strongly recommend viewing this property to fully appreciate its beauty!

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

Accessed through a double glazed entrance door, having feature exposed timber beams, travertine tiled flooring, radiator.

## Guest WC 3' 7" x 5' 0" (1.10m x 1.52m)

Fitted with a white suite comprising of a low-level WC & wash basin with chrome mixer tap. There is a radiator & travertine tiled flooring.

## Living Room 18' 2" x 13' 6" (5.54m x 4.12m)

A large spacious living room having a multi-fuel burner set into chimney breast set on a slate hearth. There are two radiators, wood laminate flooring, part-exposed brick walls, exposed timber beams, a double glazed window to the front elevation and double glazed double doors to the rear elevation.



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## **Dining Room** 10' 4" x 13' 4" (3.14m x 4.07m)

A spacious dining room featuring exposed timber beams and part-exposed brick walls. There is wood laminate flooring, a radiator, and large double glazed windows to the rear elevation finished with downlights.

## **Kitchen** 18' 1" x 14' 11" (5.50m x 4.55m)

Having a range of matching oak wall, base & drawer units with fitted granite work surfaces over, incorporating an inset composite sink with chrome mixer tap over. There is space for a double oven which also has an extractor hood over, and integrated appliances include a dishwasher & fridge/freezer. There is a tiled splashback to one wall, travertine tiled flooring, a radiator and a very large full-width double glazed window showing lovely views to the rear elevation.

## **Utility** 10' 2" x 5' 1" (3.11m x 1.54m)

Having matching base & eye-level units with a stainless steel single bowl sink unit with a chrome mixer tap. There is under-counter space for plumbed appliances, travertine tiled flooring, and a double glazed door to the rear elevation and there is also downlights.

## **Rear Lobby**

Features impressive original blue brick stairs and exposed brick walls which lead up to the first floor landing. There is travertine flooring and a double-glazed window to the front elevation at the bottom of the stairway which is the only part of the barn which adjoins onto the neighbouring property.

## **First Floor Landing**

A spacious landing having exposed timber beams, radiator and four double glazed windows to the rear elevation.

## **Bedroom One** 11' 3" x 14' 0" (3.44m x 4.26m)

A large double bedroom having feature exposed timber beams. There is a double glazed window to the front elevation & radiator.

## **Bedroom Two** 14' 5" x 10' 6" (4.39m x 3.21m)

A second double bedroom, having feature exposed timber beams, part-exposed brick walls, a radiator and a double glazed window to the front elevation.

## **En-suite (Bedroom Two)** 6' 0" x 6' 8" (1.84m x 2.02m)

Having a white suite comprising of a mains shower set into a tiled cubicle with screen, a wash hand basin set into top with chrome mixer tap over & storage beneath and a low level WC. There is a splashback, airing cupboard with shelving, wood effect tiled flooring, towel radiator and further exposed timber beams.





**Bedroom Three** 14' 6" x 9' 3" (4.41m x 2.83m)

A third double bedroom having feature exposed timber beams. There is a double glazed window to the front elevation and a radiator.

**Bedroom Four** 14' 4" x 8' 11" (4.38m x 2.73m)

A fourth double bedroom having feature exposed timber beams & part-exposed brick walls. There is a double glazed window to the front elevation.

**Bathroom** 6' 5" x 10' 9" (1.96m x 3.27m)

Having a white suite comprising of a freestanding bathtub with a mains shower and a chrome mixer tap & shower attachment, a wash basin set into a top made of quartz with chrome mixer tap over & storage beneath, and a low-level WC with enclosed cistern. There are further feature exposed timber beams, part-tiled walls, a radiator, downlights and a double glazed window to the rear elevation.



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## Outside Front

The property is approached over a block paved driveway providing ample off-street vehicle parking and access to the front garden which has lawned grass. It then leads to the main entrance door. There is a further wooden gate which then gives access to a large rear garden.

## Outside Rear

Having a paved seating area leading onto a large manicured lawned garden. There is a further small, paved seating area. The garden has mature plants & shrubs. The garden gives access to a boiler room. There is a separate rear garden which is enclosed by hedging & picket fencing. The area has a summerhouse and a rear veg plot.



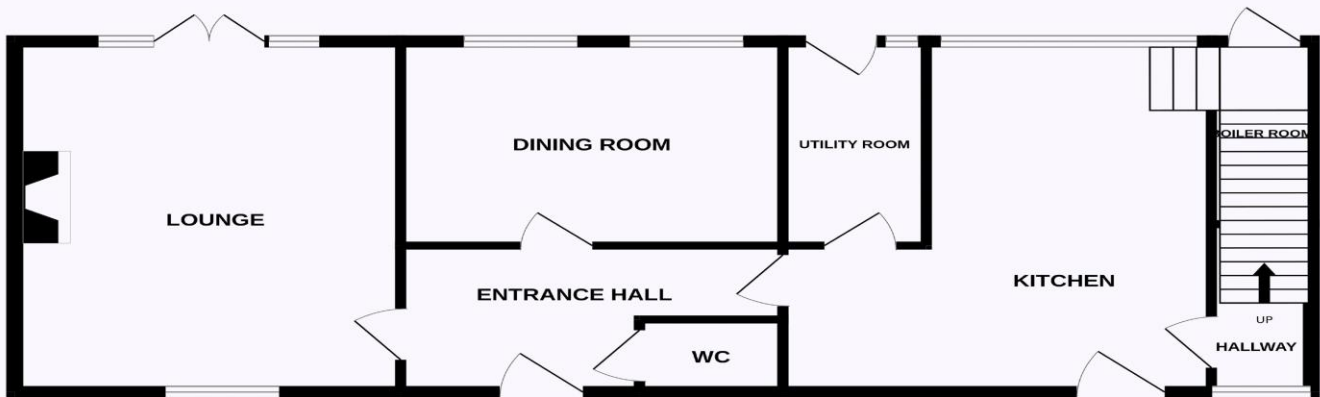
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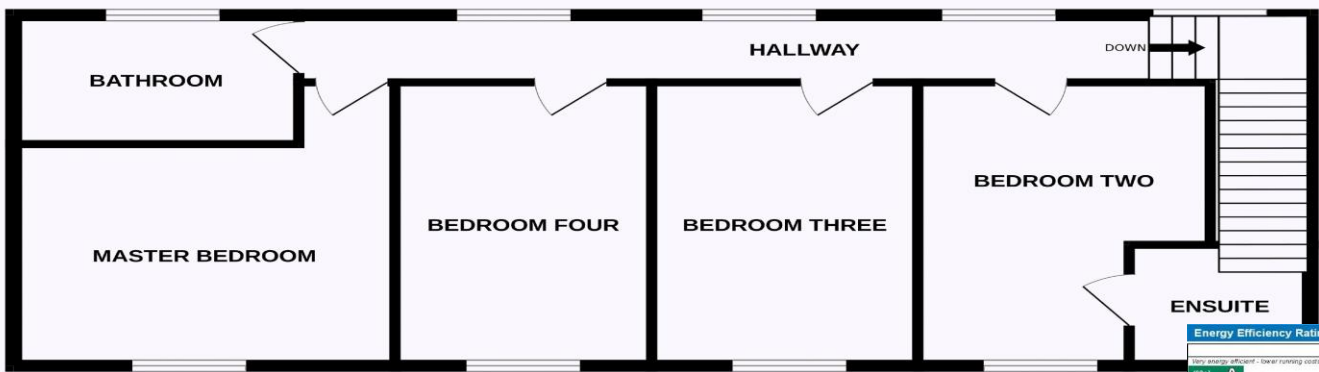
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## GROUND FLOOR



## 1ST FLOOR

# Dourish&Day



Energy Efficiency Rating	
Current	Potential
<small>Best energy efficient - lower running costs</small> 92+1 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
67	94
<small>Best energy efficient - higher running costs</small>	

England & Wales EU Directive 2002/91/EC

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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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