



£795,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: F

Levedale Stafford

Levedale
Stafford Staffordshire



Welcome to Crofters Barn, an exquisite and meticulously presented property nestled in the serene village of Levedale, Penkridge. This remarkable home harmoniously combines rustic charm with contemporary elegance, offering an unparalleled living experience surrounded by rolling countryside and breathtaking rural views.

As you approach this stunning barn conversion, you'll immediately be captivated by its distinctive character and impeccable presentation. The spacious interior features four generously sized bedrooms, each thoughtfully designed to offer comfort and tranquility. The master suite and guest bedroom both benefit from luxurious en-suite bathrooms, ensuring privacy and convenience for all residents. The heart of Crofters Barn is its inviting living area with feature fireplace, where exposed beams and high ceilings create a sense of grandeur and space. The modern kitchen, equipped with high-end appliances and stylish finishes, seamlessly connects to the dining and living areas, making it an ideal space for entertaining and family gatherings. Step outside to discover beautifully landscaped gardens and outdoor spaces that provide a perfect setting for alfresco dining and relaxation. The property's rural backdrop offers an ever-changing panorama of countryside vistas, ensuring that you can enjoy the beauty of nature from the comfort of your home. Crofters Barn is more than just a home; it's a lifestyle. With its exceptional presentation, luxurious amenities, and tranquil surroundings, this property offers a rare opportunity to embrace country living at its finest. Don't miss your chance to make this idyllic retreat your own.

- Stunning Barn Conversion With Triple Garage
- Beautiful Gardens & Far Reaching Rural Views
- Highly Desirable Location Close To Penkridge
- Four Generous Bedrooms & Two Ensuites
- Abundance Of Charm & Character
- Deceptively Spacious & Unique Opportunity

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

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Entrance Hall

A stunning, inviting entrance hall with solid wood flooring, vaulted ceilings with exposed timber beams, two storage cupboards, ceiling spotlights, two staircases, internal oak solid wood French doors to the living room and additional internal solid oak doors.

Living Room 19' 7" x 12' 11" (5.97m x 3.93m)

A stunning and cosy living room being of a good size with an LPG gas mock wood burner set in an inglenook fireplace with a feature surround having a block paved hearth, exposed brick work and timber over mantle, solid oak flooring, ceiling spotlights, two radiators, double glazed window to the front elevation, double glazed arched French doors to the rear patio and internal doors to:

Dining/Orangery 13' 7" x 12' 11" (4.15m x 3.93m)

A stunning room with a vaulted ceiling and exposed timber beams, additional exposed brick pillars, oak flooring, radiator and double glazed windows to the front and side elevations.



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Breakfast/Kitchen 18' 6" x 10' 8" (5.64m x 3.26m)

A spacious farmhouse country style kitchen with a range of base and eye level units, granite fitted work surfaces incorporating a Belfast sink unit having a chrome mixer tap and upstand splashbacks, space for range cooker set and inglenook surround, integrated fridge freezer, integrated dishwasher, space for table and chairs, tiled flooring, radiator, ceiling spotlights, exposed beams, under covered lighting, double glazed windows to the rear and side elevations and internal door to:



Utility 8' 10" x 6' 8" (2.69m x 2.04m)

Matching the kitchen with base and eye level units, granite work surfaces, sink unit having chrome mixer tap and upstand splashbacks, space for a washing machine and condensing dryer, tiled flooring, ceiling spotlights, LPG boiler and timber door to the side elevation.



Master Bedroom 18' 6" x 10' 11" (5.64m x 3.32m)

Located on the ground floor this stunning master bedroom being of a good size has a vaulted ceiling with timber framework and beams, exposed brick pillars, two radiators, double glazed windows to the front and rear elevations enjoying pleasant rural views and internal door to:



En-suite 8' 8" x 6' 4" (2.64m x 1.93m)

Luxurious utopia fitted en-suite with a walk in tiled shower area and screen having chrome fittings and digitally controlled shower, a floating contemporary vanity wash hand basin with cupboard beneath and chrome mixer tap, low level flush WC, stainless steel towel radiator, ceiling spotlights and tiled flooring, tiled walls, heated mirror and double glazed Velux remote control skylight to the rear elevation.



Bedroom Two 13' 2" x 8' 10" (4.01m x 2.70m)

With exposed brick pillars, ceiling spotlights, a radiator and door to:

En-suite 8' 8" max x 5' 9" (2.64m max x 1.74m)

A stunning, luxurious utopia fitted en-suite with a tiled walk in shower cubicle with chrome fittings, contemporary floating vanity sink unit with chrome mixer tap, low level flush WC, towel radiator, tiled flooring, ceiling spotlights, exposed brickwork, tiled walls and extractor fan.

Bedroom Four 13' 0" x 6' 2" (3.97m x 1.87m)

With exposed brickwork, ceiling spotlights, a radiator and double glazed window to the front elevation.



Bathroom 7' 7" x 5' 5" (2.30m x 1.65m)

A luxurious utopia fitted family bathroom located on the ground floor with a white suite comprising of a panelled bath with side chrome mixer taps, contemporary floating sink unit with chrome mixer tap, low level flush WC, ceiling spotlights, tiled walls, tiled flooring, radiator and double glazed window to the front elevation.

First Floor Galleried Sitting Room 16' 10" x 12' 11" (5.14m x 3.94m)

With a stunning vaulted ceiling and exposed timber beams and brickwork, two radiators, galleried handrail and spindles, three double glazed skylights to the rear elevation, double glazed skylight to the front elevation and internal door to:

Bedroom Three 18' 6" x 10' 8" (5.64m x 3.26m)

Situated on the first floor with a loft access hatch and door to storage room, radiator, vaulted ceiling with beams, double glazed skylight to the rear elevation and double glazed window to the side elevation with pleasant rural views.



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Outside - Front

With brick walled access and future facility cabling installed for gates, block paved driveway and ample parking area, lawn area, flower beds, plants and shrubs and access to:

Triple Garage 30' 0" x 18' 6" (9.14m x 5.65m)

Having two remote controlled up and over doors to the front elevation, additional manual up and over door to the front elevation and timber access door to the side elevation.

Outside - Rear

A stunning, landscaped, generous rear garden with partially walled boundary, hedging, paved patio and gravelled seating area, extensive lawn area with flower beds, plants and shrubs and panoramic rural views of countryside to the rear elevation.

Agents Note

This property is served by LPG (liquid propane gas) and private drainage in the form of a Biopure tank.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



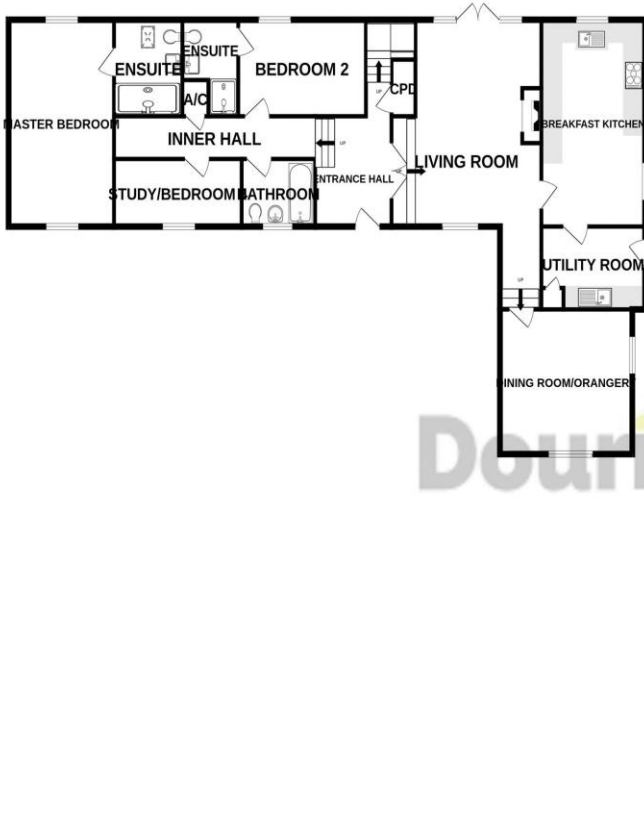
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GROUND FLOOR
2057 sq.ft. (191.1 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



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TOTAL FLOOR AREA : 2624 sq.ft. (243.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	50 E	
21-38	F		
1-20	G		



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