



Crofters Barn, 4 Trussell Grange, Bednall Road, Acton Trussell

Offers In Region Of £475,000


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Crofters Barn, 4 Trussell Grange, Bednall Road, Acton Trussell

A LOVELY BARN CONVERSION SET IN THE HEART OF THE STAFFORDSHIRE COUNTRYSIDE - THIS HOME IS OF SHOW HOME STYLE STANDARD.

Lee Cooke Personal Estate Agents is delighted to present this beautifully styled, show home standard barn conversion, situated in the highly desirable village of Acton Trussell. Offering an exceptional blend of character and modern luxury, this property provides versatile living spaces that are sure to appeal to a wide range of purchasers.

Upon entering this exclusive development, you are greeted by a remote-controlled, stable-style gated entrance driveway leading to the main property. Here, there is parking along with access to a double garage/store, partially converted into a family entertainment/games room. To the rear, the home enjoys a delightful sunset courtyard and a separate landscaped family garden, complete with entertainment patio areas — perfect for hosting or relaxing outdoors.

Internally, the accommodation is beautifully presented throughout and arranged across the ground floor. The property features an entrance hall with fitted alarm system, two well-proportioned bedrooms, including a master with en-suite bathroom, and a separate family shower room. A welcoming evening lounge showcases a feature brick fireplace, while the heart of the home is a stunning open-plan entertainment kitchen diner, styled to show home standards with integrated appliances and feature granite worktops. From here, an adjoining bistro-style snug/study area provides a cosy retreat, with access to a practical utility room.

The rear section of the double garage has been thoughtfully converted into a spacious family entertainment/games room — a fantastic addition that must be seen to be fully appreciated.

Further details include gas central heating, remote gated access, and a communal scheme for maintenance of shared areas and the septic tank, with a contribution of £30 per calendar month.





Entrance Reception Hall

Welcoming reception space with double-glazed front door, feature ceiling beams, tiled flooring, central heating radiator, and a selection of useful storage areas. Wooden internal doors provide access to the main rooms.

Evening Lounge

6.1m x 5.49m (20'0" x 18'0") 10' min

A beautifully spacious reception room that must be viewed to be appreciated. Features include a brick-built fireplace with log burner, part-glazed wooden French doors opening to the rear entertainment patio, and a double-glazed window to the front aspect.

Sitting Area

2.44m x 3m (8'0" x 9'10")

Double glazed window, door to hall.





Kitchen / Dining Room

A stunning show home–styled kitchen and dining area, designed for both cooking and entertaining. Comprising a superb range of wall and base units with granite worktops, vaulted ceilings with spotlights, under-unit lighting, and a Belfast-style sink. Integrated appliances include a Stoves freestanding range cooker with matching extractor, dishwasher, and fridge/ freezer. Opens into the snug/study area and utility.

Bistro Snug / Study

Versatile space with wall-mounted feature radiator and spotlights. Ideal as a small study or casual bistro-style dining area. Provides direct access into the kitchen and utility.



Bedroom One

3.53m x 3.38m (11'7" x 11'1") into wardrobes

A spacious double bedroom with fitted wardrobes and matching drawer sets. Features exposed ceiling beams, a double-glazed window to the side, central heating radiator, and access to the en-suite.

En-Suite

Fitted with a modern suite comprising a panel bath, vanity unit with wash basin, low flush WC, extractor fan, part-tiled walls, tiled flooring, spotlights to ceiling, and central heating radiator.

Bedroom Two

3.35m x 2.54m (11'0" x 8'4") into wardrobes

Another well-proportioned bedroom with fitted wardrobes, loft access, exposed beams, central heating radiator, and double-glazed window.



Family Shower Room

Stylish shower room featuring a walk-in shower, vanity unit with wash basin, low flush WC, tiled walls, tiled flooring, shelving, spotlights, radiator, and double-glazed window to the front.

Double Garage

4.88m x 2.29m (16'0" x 7'6")

Part-converted with twin wooden doors to the front, upper storage potential.

Utility

2.36m x 1.73m (7'9" x 5'8")

Well-appointed with a selection of wall and base units, quartz worktops, ceramic sink, and plumbing for washing machine. Features tiled flooring, spotlights, door to the entrance hall, glazed door to the rear courtyard, and opening into the kitchen.





External Front

Communal electric gated entrance with driveway. Block-paved parking area with hedged borders.

Main Landscaped Garden & Rear Courtyard

Landscaped rear garden with lawn, dual entertainment patio areas, brick-built feature wall, lighting, and gated side access. Delightful sunset courtyard with wall lighting, log store, paved patio, external water tap and power points.

Entertainment / Games Room

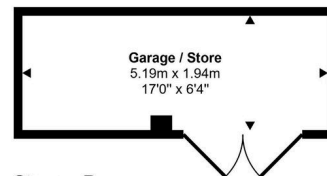
5.28m x 3.05m (17'4" x 10'0")

A fantastic converted space featuring a log burner, spotlights, part wooden panelled walls, loft access, a large side window, and double-glazed French doors opening to the main rear patio.

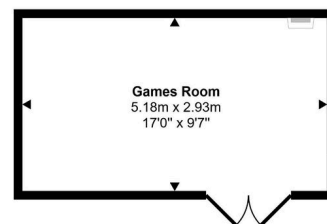
Approx Gross Internal Area
124 sq m / 1339 sq ft



Ground Floor
Approx 99 sq m / 1067 sq ft



Storage Room
Approx 10 sq m / 108 sq ft



Reception Room
Approx 15 sq m / 163 sq ft