



Oak View, Tunstall Lane, Bishops Offley, Staffordshire

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# Oak View, Tunstall Lane, Bishops Offley **ST21 6EU**

An outstanding contemporary four bedroom detached barn conversion set in the delightful rural village of Bishops Offley.



**Guide price:** £700,000

**Tenure:** Freehold

**Local authority:** Stafford Borough Council

**Council tax band:** F





## Oak View

Blending period and contemporary effortlessly, Oak View is a highly specified modern barn conversion which was completed in 2019. Whilst retaining its individuality and period charm, several high specification features have been included such as underfloor heating, air source heat pump and Gigabit fibre internet. Large openings spread along all elevations of the building make the most of the surrounding countryside, with open views to the north and west with some excellent sunsets seen almost nightly. Benefitting from an idyllic rural spot, Oak View offers easy access to Eccleshall and Newport, both of which are within a 15 minute drive.

An oversized glazed door opens to the exceptional open plan kitchen dining living room. The unique steel frame is fully visible thanks to the vaulted ceiling, with this vast space being well zoned with the kitchen area to one side.

The kitchen offers a range of wall, floor and island cabinetry all set underneath Quartz worksurfaces. The cabinetry is finished in a tasteful two tone and includes a range of integrated appliances such as AEG microwave grill, oven, dishwasher, hob and space for an American style fridge freezer. A handy utility room can be found off the back of the kitchen area and includes a door to outside. Herringbone grey oak effect Karndean flooring seamlessly connects the kitchen to the living and dining areas.

Both spaces are filled with natural light via the vast windows to the one side and offer plenty of room for entertaining. The family room is accessible via double doors from the dining area and provides a more cosy, intimate space with flexibility to be used as a study or playroom as required.





The contemporary open plan space is flooded with natural light.



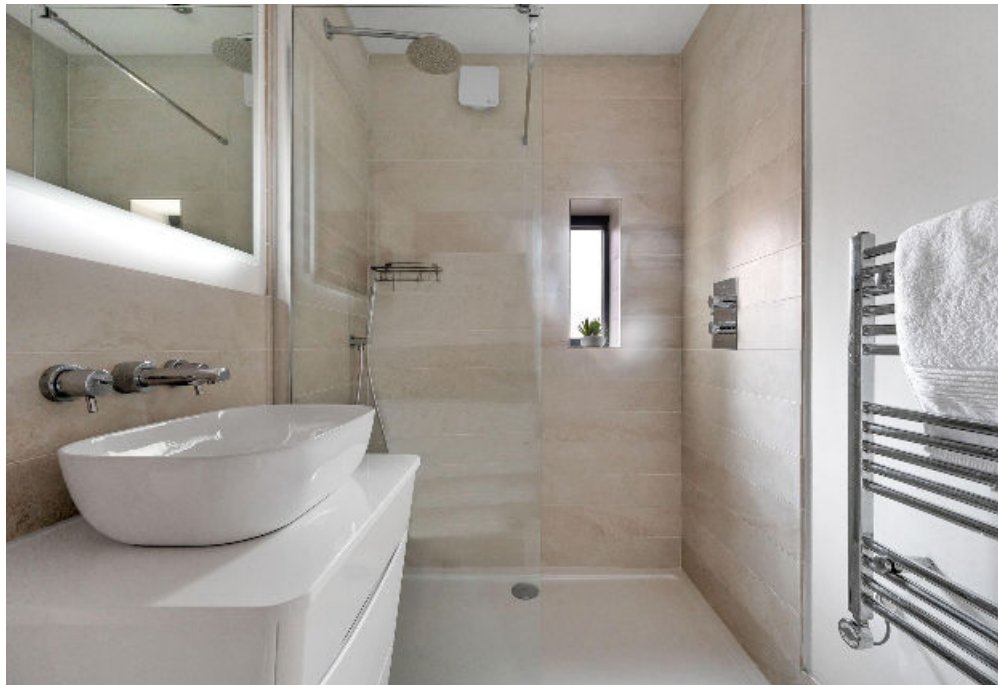
Contemporary,  
bright and open  
plan living.

The bedrooms are accessed via a private corridor which nicely separates this area from the main living spaces.

The principal bedroom is a serene space with the opportunity for plenty of storage, as well as a contemporary en suite shower room. There are a further two bedrooms to the ground floor, whilst the highly specified family bathroom includes a separate shower and modern roll top bath.

The staircase rises from the open plan area to a first floor mezzanine section which could suit a variety of uses as required by a prospective purchaser. Off the rear of the mezzanine section is the unique fourth bedroom which offers delightful views via the Velux windows.





Flexible and  
beautifully finished  
bedroom  
accommodation.

## Gardens and grounds

A private driveway leads off Tunstall Lane to a large, gravelled parking area including an Anderson EV 7 kW electric vehicle charger. Lawns flank either side of the driveway, whilst a path leads to both sides of the house itself.

To the one side is a secure, gated garden area which includes a west-facing terrace. Off the terrace is a very useful brick store which includes a range of storage units as well as power and lighting. There are glorious views from the front and side of Oak View, across the adjoining Staffordshire countryside.

## Services

Mains electricity and sub-metered mains water. Private drainage. Air source heat pump with backup LPG gas boiler.







## Location

Oak View is set in the outskirts of the village of Bishops Offley, which is only a few minutes' drive to the nearby towns of Newport and Eccleshall. What was once a small market town, Eccleshall has grown in recent years to include several renowned pubs, restaurants and bars as well as a handful of boutiques.

Slightly further afield yet very popular with residents is Newport which is served by Waitrose, Lidl and Aldi supermarkets along with bespoke and independent local shops and a selection of national retailers.

The area is noted for its highly regarded schools, both within the private and state sectors, including Wrekin College, Adams Grammar, Newport Girls High, Yarlet and Stafford Grammar. Telford and Stafford have railway stations offering regular services to Birmingham and London with the latter offering intercity access to the capital in just one hour and twenty minutes.

The M6 junction 14 is less than 10 miles away and offers efficient access to the national road network, as well as to Birmingham and Manchester airports in a little over an hour.

## Oak View, Tunstall Lane, Bishops Offley

Approximate Gross Internal Area  
Main House = 201 sq.m/2164 sq.ft  
Outbuilding = 14 sq.m/151 sq.ft  
Total = 215 sq.m/2315 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Knight Frank

Stafford

Stafford Enterprise Park

Weston Road Stafford

ST18 0BF

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Mitchell Glassey

01785 331960

[mitchell.glassey@knightfrank.com](mailto:mitchell.glassey@knightfrank.com)

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Particulars dated May 2024. Photographs and videos dated May 2024.

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