

Bracken Barns, Outlanes, Stone





Four detached and bespoke barn conversions, located on the edge of Downs Banks just outside the canal town of Stone

Summary of accommodation

Thistle Barn (Plot 1)

Entrance hall | Kitchen living dining room | Guest WC/utility
Master bedroom with en suite | Bedroom two
Bedroom three | Family bathroom | Extensive terrace
Gardens with shed | Driveway | Paddock

Fern Barn (Plot 2)

Kitchen living dining room | Guest WC
Utility | Master bedroom with en suite | Bedroom two
Bedroom three | Bedroom four | Family bathroom
Extensive terrace | Gardens with shed

Holly Barn (Plot 3)

Entrance hall | Kitchen diner | Living room | Study | Guest
WC | Utility | Store | Master bedroom with en suite
Bedroom two with en suite | Bedroom three with en suite
Bedroom four | Family bathroom | Extensive terrace
Gardens with shed | Driveway

Bramble Barn (Plot 4)

Entrance hall | Kitchen living dining room | Guest WC/utility
Master bedroom with en suite | Bedroom two | Bedroom
three | Family bathroom | Extensive terrace gardens with
shed | Driveway | Parking



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Location

Surrounded by open countryside, Bracken Barns is set in a semi-rural location yet just moments to an array of amenities and transport links. The barns enjoy an elevated position providing outstanding views and speedy access to a range of walks and bridleways. Downs Banks, a popular National Trust woodland, is located directly opposite offering walks through to the highly regarded village of Barlaston which offers a range of village amenities including shops, hairdressers and three pubs serving food and drink. The World of Wedgwood is located on the edge of the village with regular events being held for all the family. The canal town of Stone offers a wider range of amenities including local and national retailers. There is a regular Farmers Market held in the town, as well as a range of year round events including the Stone Food and Drink Festival in October. Further afield, Trentham Gardens is located just five miles away and offers an excellent range of leisure activities including boutique shopping, the Italian Gardens and a Monkey Forest.

Bracken Barns are well placed to take advantage of local and national transport links. The A34 is just over a mile away and provides efficient access to the M6 J14 (7.6 miles) for journeys southbound to Birmingham and J15 (9.9 miles) for northbound journeys to Manchester and beyond. Stafford Station provides a direct, intercity service to London Euston in just one hour and twenty one minutes, whilst both Birmingham and Manchester are accessible from Stone station in less than one hour. There is an excellent range of schooling within the area which includes Oulton First School and Alleyne's Academy in the state sector, whilst within the independent sector is Yarlet School, Stafford Grammar School, St Dominics Priory and Newcastle-under-Lyme School.

Distances

Stone 2.3 miles, Barlaston 3.4 miles, Trentham 5.8 miles, Stafford town and station 11.3 miles, Birmingham Airport 42.7 miles, Manchester Airport 50.7 miles (Distances approximate).

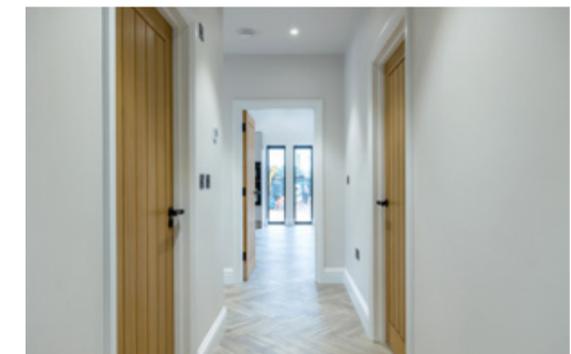


Description

This small development of just four detached barn conversions will be entered via a pair of electric gates and approached via a lit, tree lined driveway. The barns have been curated around three key principles; the environment, quality and outdoors. The environmental credentials of each barn are outstanding, with all homes benefitting from air source heat pumps, solar panels, high performance double glazing, underfloor heating and electric vehicle charging points. Everything from the external solid single strip cedar cladding to the choice of light switches and taps has been carefully considered and individually selected. Each barn has individual bespoke kitchens of excellent quality, fully tiled bath and shower rooms as well as wool carpets and herringbone hard flooring. The open plan spaces are ideal for modern day living, and have been carefully considered to allow the outdoors in, with bi-folding doors off each living space opening to Indian stone terraces which offer exceptional views.

Specification

- Individual bespoke kitchens
- Integrated Stoves appliances
- Fully floored throughout with a mix of carpet and hard flooring
- Bespoke fitted wardrobes to bedrooms one and two
- Underfloor heating throughout
- Fitted multi fuel stoves
- Bespoke and individual bath and shower rooms
- Solar panels
- Air source heat pump
- Electric vehicle charging points
- Landscaped gardens and paved terraces
- Solid cedar clad exteriors
- External lighting
- Hot and cold outside tap
- Large terraces
- Sheds
- Bin store
- Fibre broadband
- 10 year Q Policy guarantee

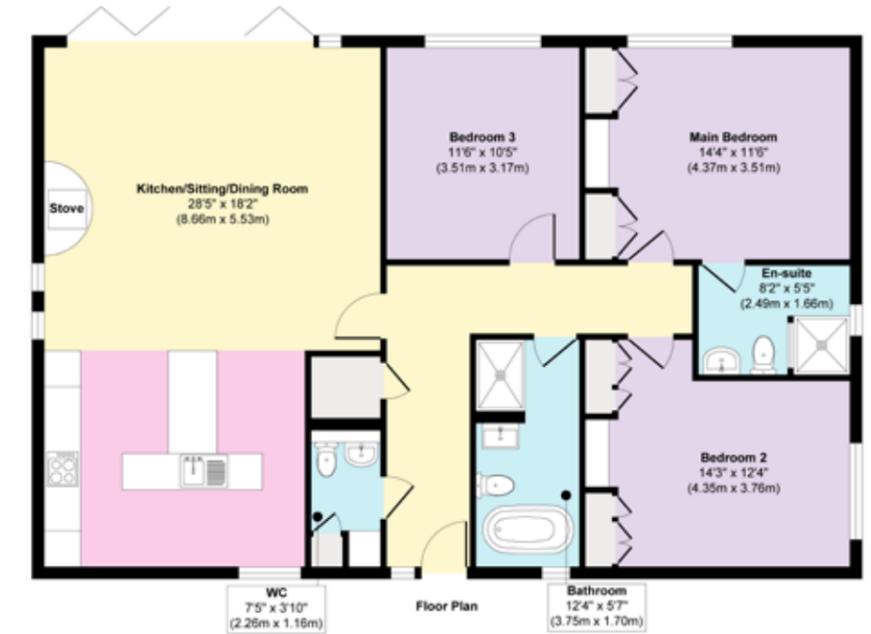






Barn 1, Bracken Barns, Stone

Approx. Gross Internal Floor Area
Main House = 1226 sq. ft / 113.95 sq. m



Thistle Barn (Plot 1)

A rare opportunity to acquire a three bedroom detached barn with outstanding views and large paddock.





Barn 2, Bracken Barns, Stone

Approx. Gross Internal Floor Area
Main House = 1658 sq. ft / 154.02 sq. m



Fern Barn (Plot 2)

Spacious with panoramic views, Fern Barn offers open plan accommodation with four bedrooms and landscaped gardens.



Holly Barn (Plot 3)

The only brick and tile barn on the site offers four bedrooms with a stunning vaulted living space combined with character features throughout.



Barn 3 Bracken Barns, Stone

Approx. Gross Internal Floor Area
Main House = 1968 sq. ft / 182.84 sq. m





Barn 4 Bracken Barns, Stone

Approx. Gross Internal Floor Area
Main House = 1295 sq. ft / 120.36 sq. m



Bramble Barn (Plot 4)

Delightfully positioned on the far side of the development, Bramble Barn offers flexible living space together with extensive gardens.

Property Information

Tenure

Freehold

Services

Mains electricity and solar panels. Private water supply and private drainage system. Air source heat pump provides heating.

Local Authority

Stafford Borough Council

Council Tax Band

TBC

Directions (Postcode ST15 8UU)

From Stone, head north on the Newcastle Road towards the A34. Turn right on the island onto the A34 and proceed north towards Newcastle-under-Lyme. Pass over the next island, before turning right on the roundabout at Meaford which is signposted Barlaston. At the next island, turn right, passing over a bridge, before turning left. Proceed for approximately 0.7 miles before passing through the Downs Banks Ford. The gated entrance to Bracken Barns can be found a short distance on the right-hand side, as identified by our for sale boards.

W3W: ///clubs.pools.juices



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Particulars dated October 2022. Photographs and videos dated August 2022.

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