



CARRIAGE HOUSE, 9 TIXALL COURT

Tixall, Stafford, ST18 0XN



A FULLY REFURBISHED GRADE II LISTED BARN

A delightful and refurbished former coach house converted to provide spacious and modern accommodation.



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EPC

E

Local Authority: Stafford Borough Council

Council Tax band: F

Tenure: Freehold

Offers in excess of: £550,000

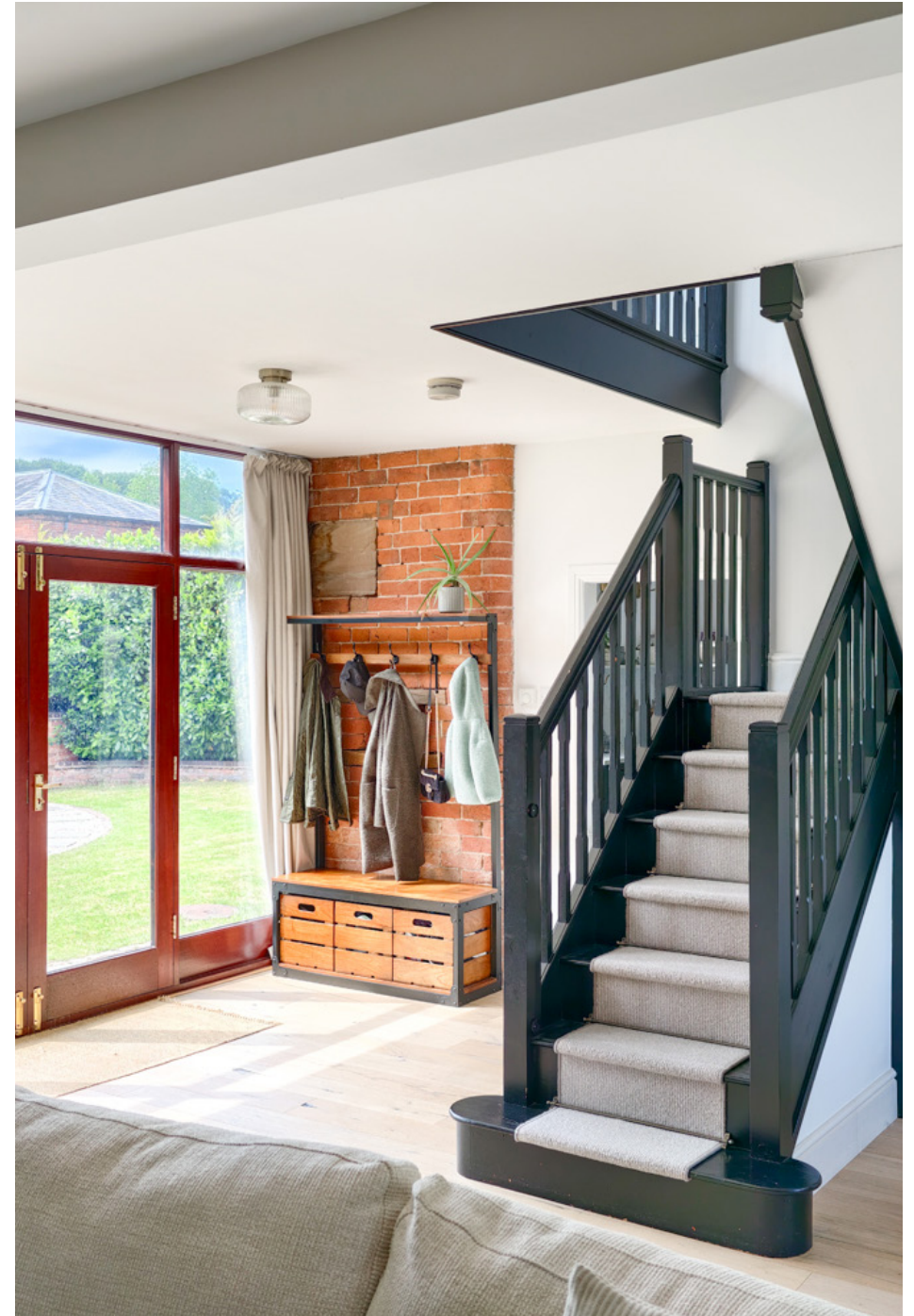


CARRIAGE HOUSE, 9 TIXALL COURT

Located in the popular Tixall Court, Carriage House occupies arguably one of the best positions within the Grade II listed courtyard with both garage and parking immediately adjacent to the wrap around garden. The original coach arches have been fully glazed and include the front door, which opens to a vast dining hall

Agents Note - The driveway and parking are communal and the property is subject to an estate rent charge.

Services - Mains electricity and water. Gas tank - LPG. Shared private drainage.









CARRIAGE HOUSE

With the galleried landing above, the dining hall provides plenty of space for entertaining and includes double doors to the garden. The refurbished guest WC is also off the rear part of the hallway.

There are double doors to the sitting room which offers a bright dual aspect, space for a range of seating. The kitchen occupies the space off the opposite side of the hallway and has been tasteful refurbished. A range of two-tone wall, floor and island cabinetry is set beneath a Quartz worksurface and includes a Fohen boiling tap, wine fridge and integrated Samsung dishwasher. There is space for a range of other appliances including range oven, American fridge freezer and washing machine / dryer. Off the kitchen is a spacious utility / boot room which offers further storage space.







The centralised staircase rises to an outstanding galleried landing with arched windows to either side. The landing area doubles as a useful playroom / study area, ideal for home working. The principal bedroom is an excellent size and includes an en suite. There are a further two double bedrooms and a beautifully appointed and newly installed family bathroom.

Externally, the separate garage includes a storage mezzanine above. There is plenty of parking available for both residents and visitors within the courtyard, with a pedestrian gate leading into Carriage House. A pathway winds its way to the side terrace, and onto the rear terrace. The gardens wrap around three sides of the barn itself, providing a delightful garden setting.





LOCATION

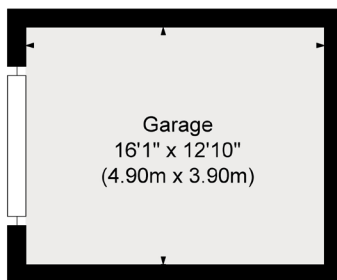
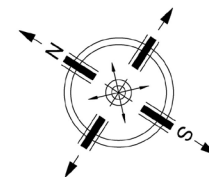
Positioned in the ever-desirable Tixall Court, Carriage House is located on the outskirts of the village of Tixall. Tixall is located just moments from Cannock Chase area of outstanding natural beauty which offers a host of leisure activities. Less than a mile away is the villages of Great and Little Haywood. Both villages offer a good range of facilities including shops, post office, doctors' surgery, private dentist, and chemist. The county town of Stafford is less than 5 miles away and offers a wide range of local and national retailers as well as leisure activities and various services. There is an excellent range of schooling within the area including two primary schools in the village, St Dominic's Stone, Stafford Grammar School, Newcastle under Lyme School, Yarlet and Denstone College. Carriage House is also well placed for the commuter. Direct services are available from Stafford and Lichfield Trent Valley to London Euston, both with a scheduled journey time of about 1hr 20 minutes. The M6 Toll, M6, A5 and A38 are also within easy reach.



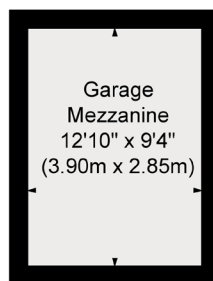




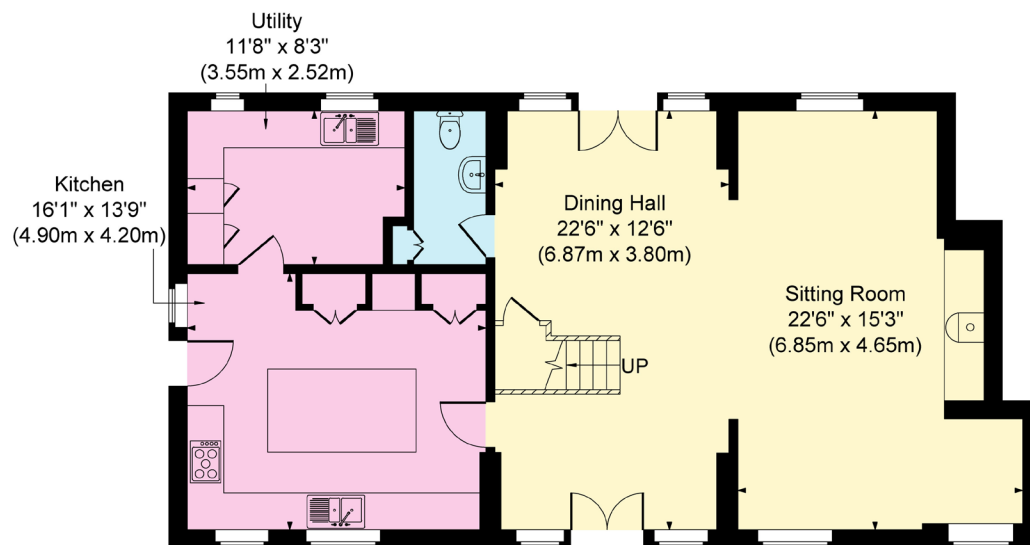
9 Tixall Court, Tixall
Approximate Gross Internal Area
Main House = 175 sq.m/1883 sq.ft
Garage = 30 sq.m/325 sq.ft
Total = 205 sq.m/2208 sq.ft



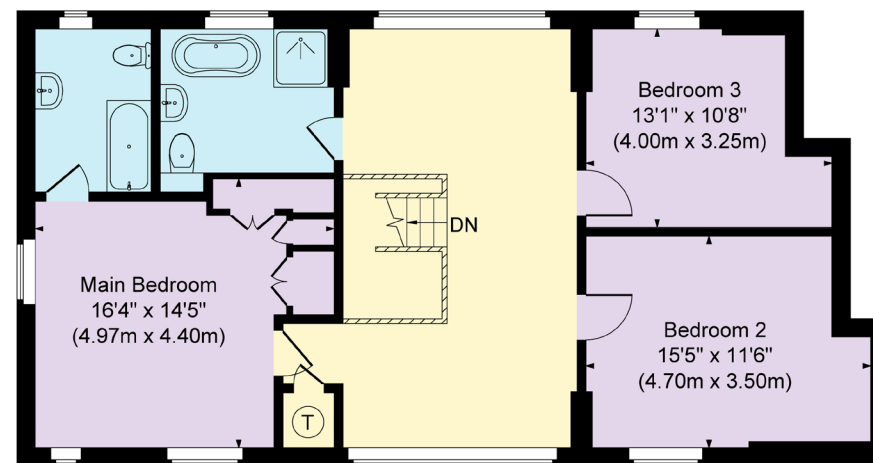
Garage



Garage



Ground Floor



First Floor

We would be delighted
to tell you more.

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