



For Sale

Crown Wheel Barn Mill Lane, Little Aston

£499,000

 **2**

 **2**

 **1**

CHARMING TWO BEDROOM BARN CONVERSION SITUATED IN THE SOUGHT AFTER AREA OF LITTLE ASTON.

Offered with no upward chain, this charming Barn Conversion is located in a tranquil setting on the fringes of Little Aston and Stonnall. Full of rustic charm this impeccably presented spacious two-bedroom barn conversion, offers a peaceful sanctuary and tranquil retreat from busy urban life, whilst maintaining effortless connectivity to essential amenities and vibrant local life.

The tastefully decorated spacious accommodation briefly comprises of a welcoming entrance hall way which is bathed in natural light, setting the tone for the property's inviting ambiance. There is a convenient and stylishly appointed guest cloakroom with WC and an impressive Sitting/Dining Area offering a luminous and airy expanse, featuring a magnificent floor-to-ceiling window that frames the picturesque walled courtyard garden. Exposed beams and a striking brick chimney breast, housing a log burner effect gas fire, create a warm and inviting atmosphere. The Karndean wood-effect flooring adds a touch of contemporary elegance. The open plan Kitchen/Diner is a culinary haven, showcasing exposed beams, bare brick walls, and Karndean wood-effect flooring. The dual aspect, with large floor-to-ceiling windows at the front and a window at the rear, ensures a bright and cheerful space. The kitchen is equipped with quality wall and base units, complemented by sleek granite work surfaces, and integrated 'Neff' appliances, including a double oven, dishwasher, gas hob with extractor, and fridge/freezer. A practical under-stairs pantry and direct access to the spacious garage enhance the functionality of this delightful space.

To the first floor there is a landing creating a central point which leads off to the private bedroom suites. The Principal Bedroom is a serene retreat, featuring roof windows, built-in wardrobes, and Karndean wood-effect flooring. The luxurious ensuite bathroom is a masterpiece of elegance, boasting a Heritage suite with a free-standing roll-top bath, low-level WC, and wash hand basin, all set against a backdrop of wood-effect Karndean flooring.

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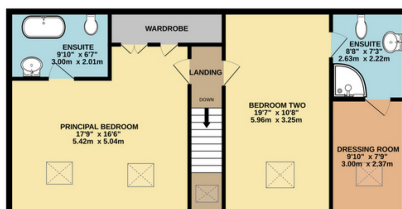
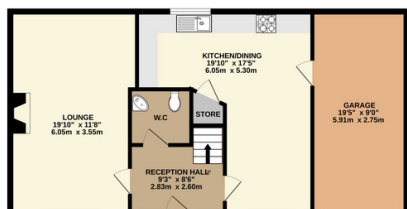
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- CHARMING BARN CONVERSION
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN/DINER
- TWO DOUBLE BEDROOMS BOTH WITH ENSUITES
- DRESSING ROOM/BEDROOM THREE
- GARAGE PLUS 3 PARKING SPACES
- EPC RATING E

GROUND FLOOR

1ST FLOOR



MILL LANE, LITTLE ASTON

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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