



Heathyards Barn, Fradswell, Stafford. ST18 0EY

welcome to

Heathyards Barn, Fradswell, Stafford

Bagshaws Residential are delighted to market this Barn Conversion with an abundance of character and original features, selling with or without separate two bedroom one storey barn conversion being surrounded by open countryside and farmland.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focusagent.com

Access to the property is gained via:

Entrance Door:

Step up into:

Entrance Hallway:

Having cast iron spiral staircase leading to the first floor accommodation; tiled flooring; three feature exposed brick archways; two windows; incorporating study area; doors off to:

Kitchen:

14' 11" x 14' 6" (4.55m x 4.42m)

A fitted kitchen comprising one and a half bowl sink set in a base unit; further base, wall and drawer units; complementary Granite work surface; central island incorporating two ovens, hob set in Granite work surface with cooker hood over, breakfast bar space, drawers and cupboards; integrated coffee maker and microwave; two windows; tiled flooring; step down into lounge diner; door leading to:

Utility Room:

11' 6" x 8' 6" (3.51m x 2.59m)

With sink and drainer set in a base unit; tiled flooring; spot lighting; plumbing for washing machine; further appliance space; complementary work surface; window; American style fridge with water cooler; door leading to Heathyards Barn Bungalow which is available by separate negotiation.

Lounge Diner:

35' 2" x 13' 5" (10.72m x 4.09m)

Having wood effect flooring; two sets of French doors leading to the garden; further door to the side elevation; four windows; beams to the ceiling; two vertical central heating radiators; door to the hallway.

Guest Cloakroom:

Inner Hallway:

With three windows; door leading out to the front elevation; tiled flooring; vertical central heating radiator; doors off to:

Bedroom:

14' 4" x 9' 8" (4.37m x 2.95m)

Having window; beams and spot lights to the ceiling; central heating radiator; door leading into:

Jack & Gill En Suite:

Having shower cubicle with block glazed screen; low level wc; wash hand basin; complementary wall and floor tiling; sky light window; beams to the ceiling; heated towel rail.

Bedroom:

20' 1" x 13' 8" (6.12m x 4.17m)

With three windows; two central heating radiators; storage cupboard; beams and spot lights to the ceiling.

Spiral Stairs From Hallway:

Leading to:

First Floor Landing:

Having exposed brickwork; central heating radiator; sky light window; beams to the ceiling; doors off to:

Bedroom:

14' 7" x 10' (4.45m x 3.05m)

Having window; loft access hatch; spot lights and beams to the ceiling; feature brickwork; central heating radiator.

Bedroom:

14' 11" x 14' 8" (4.55m x 4.47m)

With window; spot lights and beams to the ceiling; central heating radiator; door leading into:

En Suite Bathroom:

Having roll top bath with mixer taps; low level wc; wash hand basin; heated towel rail; wood flooring; beams to the ceiling; window with shelf and central heating radiator.

Gardens:

The gardens are mainly laid to lawn with tree and shrub plantings with bark patio area and gravel area. The Vendor advises that there is potential to rent by separate negotiation around 4 / 5 acres of adjoining land.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band G



view this property online [bagshawsresidential.co.uk/Property/UTR108614](https://www.bagshawsresidential.co.uk/Property/UTR108614)



welcome to

Heathyards Barn, Fradswell, Stafford

- Barn Conversion
- 3-4 Acres of Land available to rent by separate negotiation
- Four Bedrooms. En Suite Bathroom. Jack & Gill Shower Room
- Character & Original Features
- No Upward Chain

Tenure: Freehold EPC Rating: D

£700,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR108614



Property Ref:
UTR108614 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk