



**Heathyards Barn Bungalow, Fradswell, Stafford. ST18 0EY**



**welcome to**

## **Heathyards Barn Bungalow, Fradswell, Stafford**

Bagshaws Residential welcome to the market this barn conversion which can be acquired by separate negotiation with or without Heathyards Barn having an abundance of character and original features and is situated in a rural setting surrounded by open countryside and farmland.



Access to the property is gained via:

**Entrance Door:**

Leading into:

**Lounge Diner:**

25' 3" x 12' 6" ( 7.70m x 3.81m )

Having vaulted ceiling with exposed A frame beams; window to the gable; original feature staircase; two windows to the side elevation; two curved vertical central heating radiators; French doors leading to the conservatory; exposed brick archway with step up leading into:

**Kitchen:**

16' 9" x 6' 10" max ( 5.11m x 2.08m max )

Part restricted head height. A fitted kitchen comprising Belfast style sink unit set in a base unit; further base and drawer units; tiled flooring; plumbing for washing machine and dishwasher; further appliance space; beams to the ceiling; window to the side elevation; sky light window; window looking into hall; central heating radiator; feature opening window looking into the lounge diner.

**Garden Room:**

Being of timber construction having French doors out to the garden; full width and height window; beams to the ceiling.

**Hallway:**

With door leading to the garden; doors off to:

**Bedroom:**

14' max x 10' 9" max ( 4.27m max x 3.28m max )

With two windows to the front elevation; central heating radiator.

**Step Up To Bathroom:**

Having bath with wall mounted shower over and side screen; low level wc; wash hand basin set in a vanity unit; complementary wall and floor tiling; two windows to the rear and side elevations; heated towel rail.

**Bedroom:**

12' 5" x 10' 3" ( 3.78m x 3.12m )

Vaulted ceiling with beams; central heating radiator; window to the front elevation.

**Gardens:**

The garden is laid to lawn with shrub and tree plantings and timber fence boundaries.

**Please Note:**

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



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## **Heathyards Barn Bungalow, Fradswell, Stafford**

- One Storey Barn Conversion
- Character & Original Features
- Selling in conjunction with Heathyards Barn
- Land to rent by Separate Negotiation
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Tenure: Freehold EPC Rating: D

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109516 - 0002

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