

**Tinsley
Garner**
independent property expertise



Willow Barn, Cotwalton, Stone, ST15 8TA



£895,000

Close your eyes and imagine your picture perfect country cottage - now open your eyes and here you have it - Willow Barn, a fabulous converted barn set within a circa 0.67 acre plot in Cotwalton. A substantial detached barn beautifully restored in 2004 to a high specification throughout and immaculately presented. The spacious accommodation comprises: reception hallway, sitting room, lounge, study, fabulous kitchen diner, separate utility and ground floor shower room / guest cloakroom. To the first floor there are four bedrooms, two with en-suite facilities, plus a family bathroom. Approached via an extensive driveway providing extensive parking, also offering a superb open aspect view across the formal garden and paddock beyond, large rear courtyard, hardwood double glazed windows and doors, central vacuum system and piped under floor heating to all floors. A fabulous property amidst some very pretty countryside within easy reach of Stone town centre and commuter routes.

Early Viewing Essential - No Upward Chain



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<https://www.tgprop.co.uk>



Reception Hallway

A part glazed hardwood front door opens to the welcoming reception hallway. Offering limestone flooring with underfloor heating, recessed ceiling lights, windows to both front and rear elevations, cloaks cupboard housing the LAN and fibre broadband connection. Doorways to the sitting room, study, kitchen diner, and access to the first floor stairs.

Sitting Room

Glazed double doors open to this spacious reception room. With a feature inglenook fireplace with stone hearth and LPG connection, picture window to the front aspect, three windows to the rear, oak engineered flooring with under floor heating, four wall lights and TV connection.

Study

With window to the rear of the barn, limestone flooring with underfloor heating, recessed ceiling lights, wall light and fitted shelving.

Kitchen Diner

A lovely hand painted kitchen fitted with a range of cream finish wall and floor units, solid oak island, solid oak block work surfaces with Belfast sink and mixer tap. Recessed ceiling lights, limestone flooring with underfloor heating, windows to front and rear aspects, stable door to the rear courtyard, TV connection, services cupboard housing the underfloor heating control valves, doorway to the lounge.

With integral dishwasher and fridge, Rangemaster range cooker with LPG multi ring hob and electric ovens, tiled splash-back and extractor hood /light above.

Lounge

Offering a picture window to the front elevation, French opening to the side aspect and patio area, tiled floor with under floor heating, TV connection and doorway to the laundry.

Laundry

Fitted with a range of grey finish wall and floor units, grey marble effect work surface with inset stainless steel sink and chrome shower head mixer tap. Recessed ceiling lights, tiled floor with under floor heating, doorway to the shower room / guest cloakroom. Plumbing for a washing machine and space for an American style upright fridge freezer.

Shower Room / Guest Cloakroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, low level push button WC, walk-in shower enclosure with Mira electric shower system. Window to the side aspect, part tiled walls, chrome towel radiator, tiled floor with underfloor heating.

First Floor

Stairs & Landing

Offering an impressive galleried landing with exposed beams, four wall lights, carpet throughout and window to the rear elevation.

Master Suite

Bedroom

With exposed beams and floorboards, window to the front aspect and double doors opening to a side aspect Juliet balcony, walk-in wardrobe and doorway to the en-suite.

En-suite Shower Room

Fitted with a white suite comprising: vanity wash hand basin with tiled splash-back and chrome mixer tap, low level push button WC, oversize shower enclosure with mains twin rain head shower system. Window to the rear aspect, exposed beams, chrome towel radiator and oak effect planked vinyl flooring with underfloor heating.

Bedroom Two

With exposed beams, window to the side elevation, oak effect planked vinyl flooring with underfloor heating, built-in wardrobes and storage, loft access and doorway to the en-suite.

En-suite Shower Room

Fitted with a white suite comprising: vanity wash hand basin with tiled splash-back and chrome mixer tap, low level push button WC, shower enclosure with mains twin rain head shower system. Exposed beams, chrome towel radiator, extractor fan, eaves storage cupboard, and oak effect vinyl flooring with underfloor heating .

Bedroom Three

With exposed beams, carpet and window to the rear of the barn.

Bedroom Four

Offering exposed beams and floorboards, window to the rear elevation.

Family Bathroom

A luxury bathroom fitted with a white suite comprising: raised feature centre fill bath with chrome shower head mixer tap, oversize shower enclosure with mains twin rain head thermostatic shower system, twin vanity wash hand basins with storage unit, tiled splash-backs and chrome mixer taps, low level push button WC. Exposed ceiling beam, skylight window, oak finish Karndean flooring with underfloor heating, airing cupboard housing the hot water storage system.

Outside

The circa 0.67 acre plot provides plenty of outdoor space to entertain friends and family.

Offering a superb open aspect, formal garden, paddock, working yard with sheds, large courtyard to the rear of the barn, patios, and oodles of room for parking.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

No upward chain

Services / Specification

LPG heating, filtered bore hole water supply, electricity and septic tank.

Zonal controlled piped underfloor heating system to all floors.

Hardwood double glazed windows and doors.

LAN with fibre broadband.

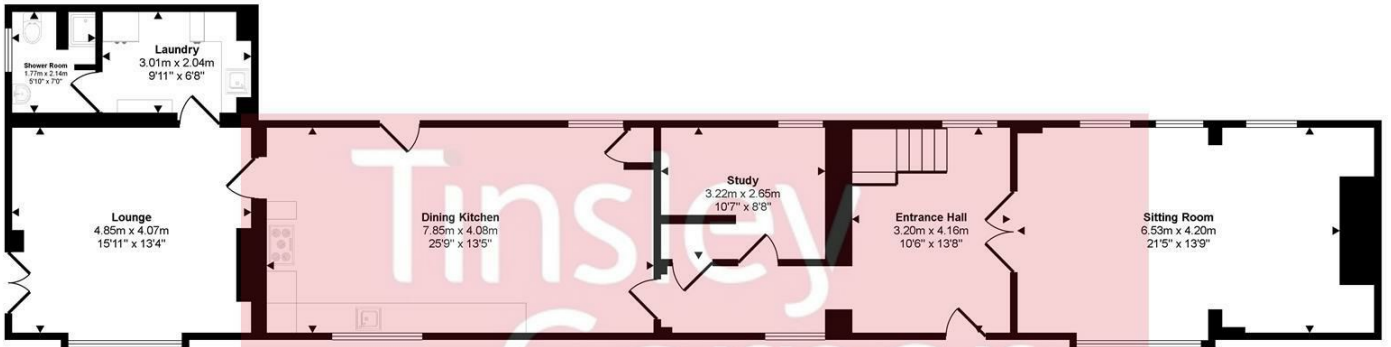
Central vacuum system with connection point to both floors.

Viewings

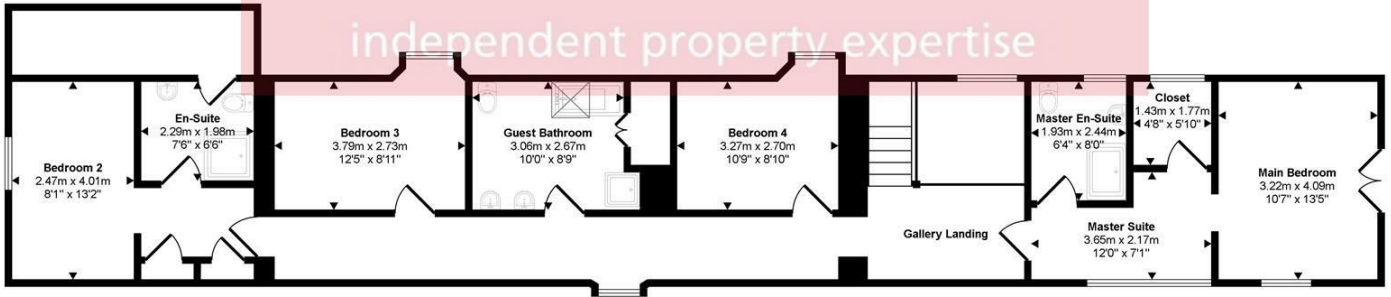
Strictly by appointment via the agent.



Approx Gross Internal Area
243 sq m / 2617 sq ft



Ground Floor
Approx 128 sq m / 1382 sq ft



First Floor
Approx 115 sq m / 1235 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	