



Saxons Barn, Old Road, Barlaston, Stoke-On-Trent, ST12 9EN



£295,000

A distinctive conversion of a former barn situated on an exclusive development on the outskirts of Barlaston village. Saxons Barn offers well presented and stylish accommodation comprising: entrance hall with cloaks cupboard/store, kitchen diner with appliances, spacious living room, to the first floor there are three bedrooms and a family bathroom. Approached via a block paved driveway providing off road parking for two cars, also benefitting from front and rear gardens, double glazing, gas combi central heating and additional parking within the residents communal courtyard. All of this conveniently located with easy access to local amenities, Trentham Golf Club, Trentham Gardens, local schools and commuter routes.

Viewing highly recommended - NO UPWARD CHAIN



01785 811 800

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



Entrance Hall

A hardwood front door opens to the hallway. With fitted door mat and oak flooring, BT Open Reach connection, oak latch doors opening to the store/cloaks cupboard, kitchen diner and living room.

Store / Cloaks Cupboard

With oak flooring, radiator and light.

Kitchen Diner

Fitted with a range of gloss grey finish wall and floor units, under wall unit lighting, contrasting white work surfaces with brick tile splash-backs and inset composite sink and drainer with chrome mixer tap. Recessed ceiling lights and exposed beams, two hardwood double glazed windows to the front and rear elevations, radiator, tiled floor and wall cupboard housing the wall mounted Worcester Greenstar 30si gas combi central heating boiler.

Appliances including: Neff electric ceramic hob with stainless steel extractor hood and light above, Neff integral electric oven, Kenwood under work surface fridge and freezer. Plumbing for a washing machine

Living Room

A spacious and stylish reception room offering a media wall with inset remote control electric fire, pendant lighting, two hardwood double glazed windows to the front aspect, exposed ceiling beams, under stairs storage cupboard, oak flooring, TV connection and stairs to the first floor.

First Floor

Stairs & Landing

Traditional pine spindle, newel post and banister stairs lead to a galleried landing with exposed floorboards and ceiling beams, oak latch doors, Velux skylight window, storage cupboard and loft access.

Bedroom One

Offering a hardwood double glazed window to the front of the barn, fitted wardrobes and storage to one wall, radiator, TV connection, exposed ceiling beams and floorboards.

Bedroom Two

With hardwood double glazed window to the front of the property, radiator, exposed ceiling beams and floorboards.

Bedroom Three

With exposed ceiling beams and floorboards, radiator and hardwood double glazed window to the front elevation.

Bathroom

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, standard bath, panel and shower screen with chrome shower head mixer tap. Exposed ceiling beams and floorboards, Velux skylight window, part tiled walls, extractor fan and radiator.

Outside

The property is approached via a block paved driveway providing off road parking for two vehicles. With picket fence, gate and paved pathway leading to an open porch and coach light before the front door.

There are two additional parking spaces within the development's courtyard and an allocated area for the barn's storage shed.

Front

The front garden offers box hedges, laurel hedgerows, a walled boundary, lawns, stocked borders and a timber decked patio with pergola.

Rear

To the rear of the barn is a private garden with timber fence panelling and access gate.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

No upward chain.

Services

Mains gas, water, electricity and drainage.

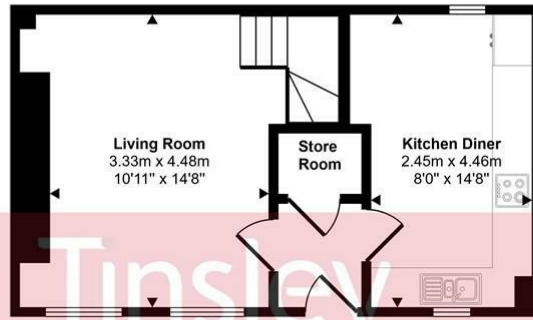
Gas combi central heating

Viewings

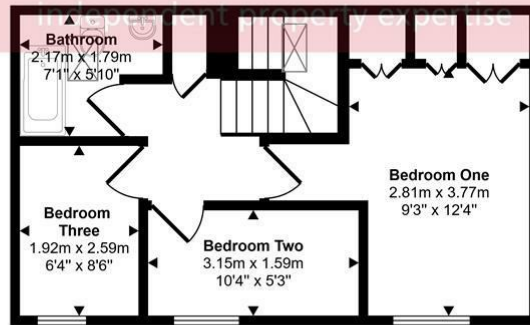
Strictly by appointment via the agent.



Approx Gross Internal Area
70 sq m / 755 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft



First Floor
Approx 35 sq m / 382 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		86
(81-91) B		
(69-80) C	72	
(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
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 