



1 Rough Close Farm, Stone Road, Rough Close, Stoke-on-Trent, ST3 7NQ



**Asking Price £425,000**

Tucked away on an exclusive gated development of just four homes, this former barn has been thoughtfully converted to create a truly special property. The bespoke interior combines quality finishes with well-planned, spacious accommodation designed for modern, easy living. Enjoying far-reaching views across Staffordshire to the front, the house is set in a generous plot with mature gardens, a cosy patio area, and ample space for outdoor living. Perfectly positioned on the western edge of Rough Close, the property is within strolling distance of the village pub, close to everyday amenities, and offers excellent road links to Stone, The Potteries, the A50, and M6. A rare opportunity to acquire a distinctive home in a highly sought-after location.



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#### Enclosed Porch

Fully enclosed porch with wooden front door and full height window, Minton mosaic tile floor. Utility / Golf cupboard with fitted cupboards & shelving, corner work surface and sink unit.

#### Entrance Hall

Spacious & welcoming reception hall with bespoke internal glazed door and windows with leaded lights and decorative stained glass panels. Turned staircase to the first floor landing, under stairs store and separate utility cupboard.

#### Cloaks & WC

White suite comprising; WC and wall hung vanity basin. Chrome heated towel radiator. Ceramic tile walls.

#### Living Room

A well proportioned square living room which has two windows to the front of the house, period style fireplace with electric living flame fire. TV aerial connection. Radiator.

#### Dining Kitchen

A spacious dining kitchen with tall vaulted ceiling and windows to the front and side. Featuring a range of bespoke wall and base cupboards with oak cabinet doors and contrasting black granite work surfaces with inset 1½ bowl sink unit and chrome mixer tap. Electric range cooker with stainless steel extractor hood, inset stainless steel American style fridge / freezer, fully integrated dish washer and plumbing for washing machine. Radiator.

#### Landing

Access hatch to loft space. Radiator.

#### Main Bedroom

Large double bedroom with window to the front of the house enjoying far reaching open views. Walk-in wardrobe with hanging space and shelving.

#### En-Suite Shower Room

White suite comprising; Walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Coloured glass panelling to the shower area and ceramic tiled walls. Chrome heated towel radiator.

#### Bedroom 2

Double bedroom with window to the front of the house enjoying lovely open views. Large built-in wardrobe. Radiator.

#### En-Suite Bathroom

White suite comprising; corner Jacuzzi bath, pedestal basin & WC. Herringbone pattern wood effect floor and ceramic wall tiling. Chrome heated towel radiator & skylight window.

#### Outside

The house enjoys a sizeable plot which has a full west facing aspect with sunshine throughout the day through to the late

evening. Cosy seating area with resin bonded patio and planted borders also serving as additional parking if required. There is an additional garden area opposite the house with lawn area and planted borders. Private parking for two cars within the courtyard and additional parking just beyond the gates.

#### General Information

Services; Mains electricity, gas, water & drainage. Gas central heating.

Council Tax Band E - Stafford Borough Council

Tenure; Freehold

For sale by private treaty, subject to contract.

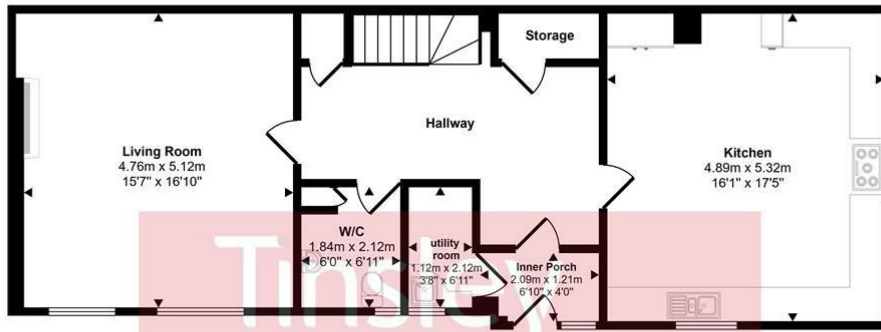
Vacant possession on completion.



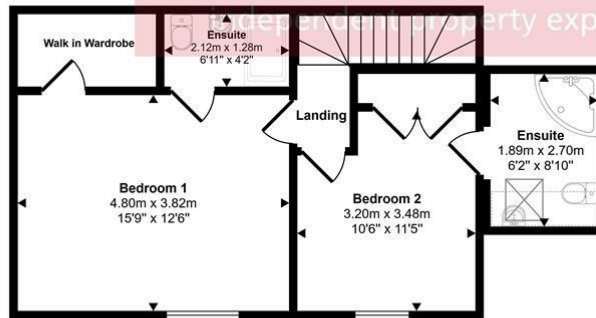




Approx Gross Internal Area  
129 sq m / 1390 sq ft



Ground Floor  
Approx 81 sq m / 870 sq ft




First Floor  
Approx 48 sq m / 520 sq ft

Denotes head height below 1.5m

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) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		

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