



- Attached Five Bedroom Spacious Barn Conversion
- Ideal For Equestrian Enthusiasts ● Five Stables ● Approx. 2 Acres of Grazing Land
 - Accessible Rural Location
- Adjacent To Upper Hattons Stables
 - No Upward Chain

GENERAL AND SITUATION

Approximate Distances:

Brewood 2 miles • Codsall 4 miles • Wolverhampton 6 miles • Telford 16 miles
Birmingham 20 miles • Easy Access To M54 and M6

A five bedroom attached barn conversion with five stables and approx. 2 acres of grazing land offered for sale with no upward chain.

This property is located next to Upper Hattons Stables which is a renowned livery yard with a range of excellent facilities which can be utilised by the purchaser. The facilities include additional grazing land, solarium, outdoor manège and indoor arena, etc.

Coven is a small village in South Staffordshire close to the border of Wolverhampton and easily commutable with access to the M54 and M6 motorways. The village is positioned on the A449 and has bus services to Wolverhampton and Stafford. The nearest railway stations are Penkridge and Codsall. Local everyday shopping facilities are available in Coven and the area is well served for schooling including St Dominic's Grammar School in Brewood, Stafford Grammar and Wolverhampton Grammar all of which are well regarded.

The vendor has utilised the property as a family home for many years and is now downsizing.

THE RESIDENCE

An attached barn conversion converted c. 2004 benefitting from double glazing and LPG central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

Ground Floor

An entrance door at the front leads into a spacious **Entrance Hall** with high ceilings, exposed timbers, windows to front and rear, wooden flooring, stairs to first floor galleried landing, door to:

Reception Room windows to front and side, double doors to front courtyard / garden, log burner set into recess with tiled hearth, exposed ceiling beams.

Cloakroom with window to rear, WC and wash hand basin, ceiling beams, spotlighting, part tiled walls, wooden flooring, understairs storage cupboard.

Rear Hallway with windows to rear, double doors lead into:

Dining Room with full length windows to front, double doors to front courtyard / garden, wooden flooring.

Steps from the rear hallway lead down to the **Kitchen / Breakfast Room** with windows to front, rear and side, fitted range of wall and base units with rolled edge worksurfaces, 1½ bowl sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for American Fridge / Freezer, space and plumbing for dishwasher, Rangemaster cooker with five ring gas hob and hotplate with electric oven and grills below, integrated wine rack, tiled flooring, door to a **Utility Area** with laminate flooring, range of wall and base units with rolled edge worksurfaces, door to WC.





First Floor

Galleried Landing with exposed ceiling beams and timbers, part carpet, part wooden flooring.

All first floor rooms have exposed beams / timbers, and there are sloping ceilings to most first floor rooms

From the landing steps lead down to:

Bedroom One with window to front and skylight, door to **Dressing Room** with skylight, door to **En Suite** fitted with bath, shower cubicle, wash hand basin and WC, tiled walls.

Bedroom Five window to front, some exposed brick work to one wall, wall spotlights.

Bathroom with bath, shower cubicle, wash hand basin and WC, part tiled walls, exposed wooden flooring and skylight.

Boiler Room housing LPG boiler.

Steps from the landing lead to:

Bedroom Two with window to side and skylight.

Bedroom Three with window to side.

Bedroom Four with window to front.

Shower Room with shower cubicle, wash hand basin and WC, skylight and exposed wooden flooring.



OUTSIDE, OUTBUILDINGS & LAND

The property is accessed along a shared stone driveway which leads into a parking area to the right hand side where there is an outside toilet and ample vehicle parking space.

To the front of the property there is an attractive courtyard and low maintenance garden with a gravelled area and further paved area. There are a variety of evergreen tree / shrub raised beds. The front garden is enclosed with a covered timber seating area with space for a hot tub. To the left hand side of the residence there is a further gravelled area with potential to use as a barbeque / patio / party area. LPG storage tank.

From the front courtyard a covered entrance and pathway gives access to:

L Shaped Stable Block comprising **Five Stables** with power and lighting with overhang on a concrete yard to the front.

The **Grazing Land** is accessed via the neighbouring property and comprises approx. two acres of level grazing land currently fenced.

The vendor informs us there is excellent outriding only a short hack away.

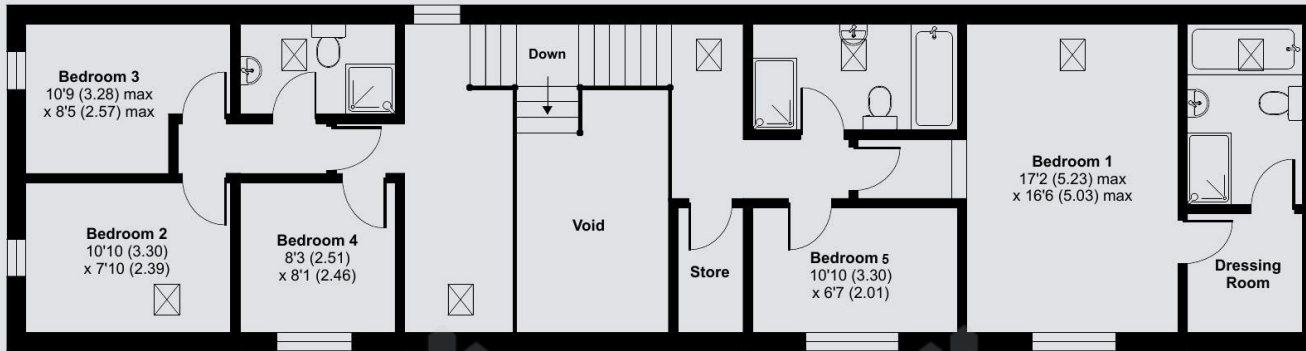
IN ALL APPROX. 2 ACRES
(About 0.8 Hectares)

RURAL SCENE

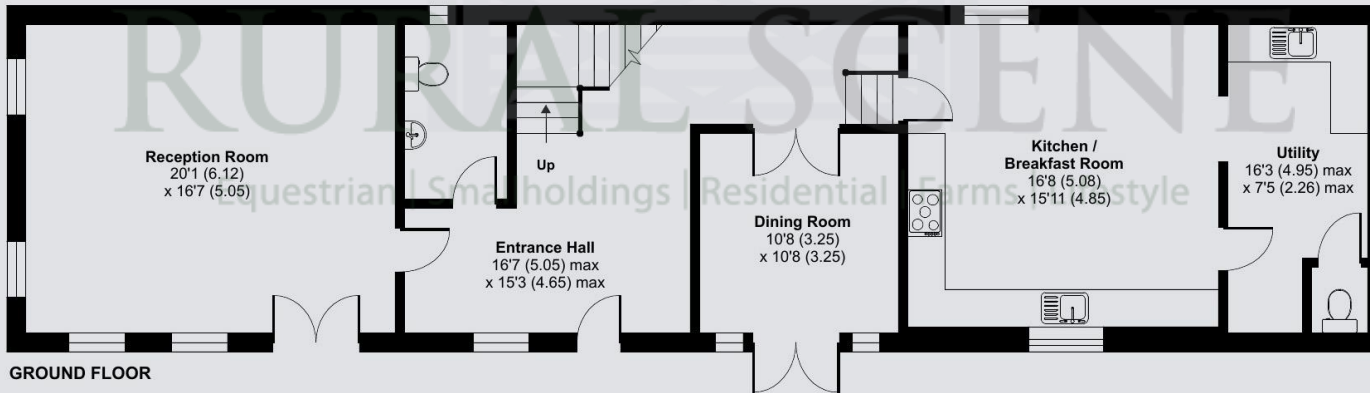
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FIRST FLOOR



GROUND FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SOUTH STAFFORDSHIRE DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING G COUNCIL TAX F

DIRECTIONS

From the M54 (junction 2) head north through Coven Heath. After approx. 1.5 miles turn left signposted Coven and proceed to the village, just before reaching the shops, turn left into Lawn Lane, continue for approx. ¼ of a mile and turn right onto Pendeford Hall Lane. Continue over the hump backed bridge for approx. 50 yards then turn right onto the stone track signed Upper Hattons and at the end of the track veer left and the property will be found on the right hand side.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited Hatfield but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

