

Bednall Road, Acton Trussell, ST17 0NZ

Offers In The Region Of £665,000



## Stunning Four-Bedroom Barn Conversion with Garage and Garden – Acton Trussell, Staffordshire

Nestled on Bednall Road in the highly desirable village of Acton Trussell, this outstanding four-bedroom barn conversion offers the perfect blend of countryside charm and modern living. Extending to over 2,000 sq. ft., the home combines generous proportions, character features, and contemporary finishes to create a truly special family residence.

From the moment you step inside, the welcoming hallway sets the tone with its stylish tiled flooring. The heart of the home is the impressive open-plan kitchen and living space, fully equipped with integrated appliances, water softening system, and a separate drinking water filtration unit—ideal for those who love to cook and entertain. A striking reception room with exposed beams and feature brickwork delivers a sense of warmth and grandeur, while a separate dining room offers additional versatility for family living.

The property boasts four well-proportioned bedrooms, each with fitted wardrobes, alongside two modern bathrooms, including a stunning family bathroom with freestanding bath and skylight. Outside, the private rear garden is designed for both relaxation and entertaining, complete with an electric remote-controlled sun canopy.

Additional benefits include a detached garage with power and water supply, private parking, and access to open countryside right on your doorstep. Modern services—mains gas, water, and electricity—are all in place, while drainage is managed via a communal treatment system at a modest monthly cost.

Built in 2000, this exceptional home successfully balances the character of its barn origins with all the convenience expected of a modern family home. Perfectly located in a tranquil village yet within easy reach of Stafford town centre, the M6, and rail links to Birmingham, Manchester, and London.

### Life Around Acton Trussell

#### A Picturesque, Historic Village

Acton Trussell is a charming Staffordshire parish of just over 1,200 residents. With roots stretching back to the Domesday Book, it offers a tranquil village feel while being only around four miles southeast of Stafford. Surrounded by open fields and countryside views, it's a peaceful setting with easy access to town life.

#### Strong Commuter Ties

The village is perfectly placed near junction 13 of the M6, making it an excellent base for commuters across Staffordshire, Shropshire, and the West Midlands. Stafford's mainline train station is also within easy reach, with direct routes to Birmingham, Manchester, and London.

#### Village Amenities

Local amenities are modest but full of character, with a well-loved country pub, The Moat House.

#### Active Community Spirit

The Acton Trussell, Bednall & Teddesley Hay Community Centre is the hub of the parish, hosting clubs, activities, and local events. Just a short distance away, Penkridge adds further vibrancy with its regular markets and fairs.

#### Rich with History & Heritage

The village is steeped in history, from the 13th-century St James Church to evidence of a Roman villa and the historic Moat House building, which remains a focal point of the community.

#### Nature & Outdoor Living

The surrounding landscape offers beautiful countryside walks and direct access to Cannock Chase Area of Outstanding Natural Beauty. It's an ideal location for outdoor pursuits and enjoying nature year-round.

#### Family-Friendly Environment

Known for its peaceful atmosphere and low crime levels, Acton Trussell is popular with families and professionals alike. The village provides a safe and welcoming environment with space to enjoy the outdoors.

#### Hallway

3.09 x 2.97 m

A warm and inviting entrance hall that immediately sets the tone for this characterful home. Finished with a tiled floor and complemented by exposed timber beams, the space blends rustic charm with a contemporary feel. The hallway provides access to the main reception rooms through glazed double doors, with a staircase leading to the first floor. Thoughtfully designed with space for coats, shoes, and furnishings, it offers both practicality and a welcoming first impression.

#### WC

1.76 x 1.86 m

The WC is thoughtfully designed with contemporary fittings including a wall-hung toilet and a compact basin with storage beneath. Light wall tiling and a heated towel rail add to the practical yet fresh feel of the space. This room also contains storage space for cleaning materials and appliances.

#### Dining Room

3.15 x 5.35 m

The dining room is a bright and inviting space, ideal for entertaining. It features light carpeting and neutral walls with dark wood trim. A window overlooks the exterior, filling the room with natural light and complementing the warm, welcoming atmosphere.

#### Kitchen / Living Area

7.11 x 6.93 m

The heart of the home is this stunning open-plan kitchen and living area, beautifully combining rustic charm with modern practicality. The kitchen is fitted with a wide range of traditional

wooden units, complemented by granite-style worktops, tiled splashbacks, and a feature brick surround housing a range-style cooker. Integrated appliances include a dishwasher, fridge, freezer, and washing machine, while thoughtful extras such as a water softener and drinking water filtration system add everyday convenience.

The tiled flooring continues throughout, accented with decorative borders, and exposed beams bring warmth and character to the space. A generous dining area provides the perfect spot for family meals, while the adjoining living space offers a cosy retreat, ideal for relaxing with family or entertaining guests. French doors open out onto the garden, filling the room with natural light and creating a seamless flow between indoors and out.

#### Living Room

5.75 x 3.89 m

A truly striking reception space, showcasing the character and charm of this barn conversion. The room is centred around a stunning exposed brick fireplace with a solid oak beam and wood-burning stove, creating both warmth and atmosphere. Soaring double-height ceilings, rustic beams, and a dramatic floor-to-ceiling window flood the space with natural light, making it the perfect setting for both everyday family life and entertaining.

Adding to its unique character, a mezzanine level overlooks the room and is cleverly accessed from Bedroom Three through a hidden wardrobe door—a charming and quirky feature that sets this property apart. French doors lead directly out to the garden, seamlessly blending indoor and outdoor living.

#### Bedroom 1

3.73 x 5.44 m

Bedroom 1 is a generous double room with light carpeting and neutral walls. Fitted wardrobes with overhead cupboards provide ample storage, and the window offers pleasant views of the garden. Exposed wooden beams add a touch of rustic elegance to this bright and restful space. An ensuite shower room provides added privacy and convenience.

#### Ensuite

2.24 x 1.94 m

The ensuite bathroom features a modern corner shower with glass doors, a wall-mounted basin with storage below, a heated towel rail, and light tiling throughout. A skylight allows natural light to fill the room, enhancing its fresh and airy atmosphere.

#### Bedroom 2

2.88 x 3.61 m

Bedroom 2 offers ample space with light carpeting and neutral decor. The window overlooks the front garden area. It includes fitted storage and shelving and a built-in vanity dressing table.

#### Bedroom 3

3.06 x 3.70 m

Bedroom 3 is a comfortable double room featuring light carpeting and neutral decor, it has a window overlooking the rear garden. There is ample built-in storage space with shelving and drawers for convenience. This bedroom has a hidden access to the mezzanine floor which overlooks the Living Room.

#### Bedroom 4

2.74 x 2.13 m

This bedroom is a peaceful room with light carpeting and neutral decor and has a window overlooking the front garden. It will comfortably accommodate a single bed. There is fixed desk space and shelving with free standing additional storage. This room is currently being used as an office..

#### Bathroom

4.08 x 1.93 m

The main bathroom is a spacious, modern room with a freestanding bathtub under a skylight, providing natural light. It also has a wall-mounted basin with vanity storage and a heated towel rail. Light tiling and tiled flooring give a clean and contemporary feel.

#### Landing

6.51 x 1.12 m

The landing area is bright and airy and contains ceiling access to the loft space and to the central heating gas boiler. It has a pitched ceiling with wooden beams and overlooks the bright stairway.

#### Rear Garden

The rear garden offers a private and peaceful outdoor space with a large paved patio area, ideal for outdoor dining and entertaining. The garden is neatly maintained with a lawn bordered by plants and shrubs, and features a wood store. Beyond the garden, views of open countryside enhance the tranquil setting.

#### Decked Seating Area

This private decked seating area in the garden is shaded with a wooden pergola, providing a lovely spot to relax while enjoying views over the surrounding countryside.

#### Double Garage

5.76 x 5.52 m

The detached garage is a generous size, with space for two vehicles and additional storage. It features double doors at the front and a separate side door for easy access. Furthermore there is parking space at the front entrance of the property.









## Open House Staffordshire



The chart shows the Energy Efficiency Rating scale from A to G. The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The text 'Very energy efficient - lower running costs' is at the top, and 'Not energy efficient - higher running costs' is at the bottom. The EU Directive 2002/91/EC is mentioned at the bottom right.

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC