



The Linhay  
Hyde Lea | Staffordshire | ST18 9BY

# THE LINHAY





The Linhay is an impressive 5-bedroom barn conversion situated close to the county town of Stafford in the village of Hyde Lea. Newly converted the property is well presented and completed to a high specification finish. The accommodation is flexible with 2 bedrooms on the ground floor with use of en-suite facilities as well as 2 main receptions with the feature open plan kitchen/ breakfast area being the focal point of the Linhay. There is also a room off the kitchen/dining area which could be utilised as a study, play room or snug. The first floor has 3 double bedrooms each with their own en-suite facilities and well presented throughout. Outside the grounds are private and child friendly with an enclosed parking area to the front as well as space for an outside storage building. In summary an ideal family home in a popular location.

# GROUND FLOOR

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On entering The Linhay you can immediately appreciate the quality finish of this newly developed barn conversion. The light and neutral décor with the exposed wooden flooring creating a balance of character and contemporary living. The kitchen/breakfast area with its modern appliances and open plan layout are a natural place to congregate and socialise whilst the bi-fold doors open to the terrace and gardens and creating a natural flow from inside to outside. The snug off the kitchen/breakfast area is positioned away from the rest of the property so making a useful location of a home office or a quiet place to relax. The living room is much more open plan as well as spacious and light with bi-fold doors overlooking the gardens and a perfect place to entertain. The flexibility of this property means that you have the flexibility of 2 bedrooms on the ground floor with a jack and jill ensuite or alternatively if you prefer more reception space then these rooms can be utilised accordingly. A separate utility room and downstairs w.c. complete the ground floor accommodation.



















# FIRST FLOOR

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The first floor in keeping with the ground floor is well presented throughout with light and neutral colours and again presented to a high finish. There are 3 double bedrooms all with their own en-suite facilities with the master having its own dressing area.















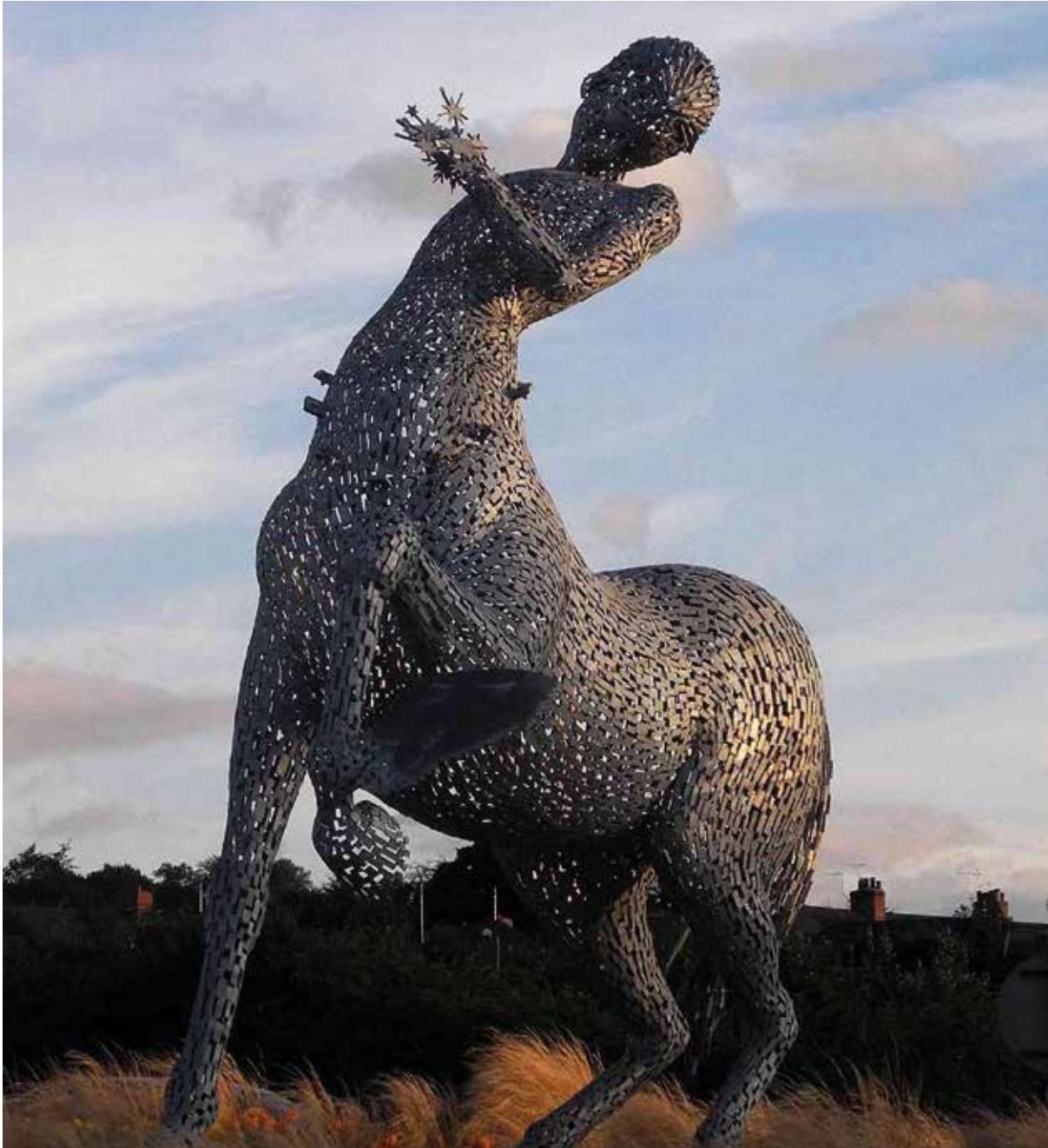


# OUTSIDE

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The majority of the gardens are laid to lawn and enclosed by brick wall surround with mature shrub borders. There is also a private courtyard garden to the side, ideal for BBQ's. Parking is situated to the front with an enclosed area surrounded by brick wall surround. Options for external storage buildings are available.





## LOCAL AREA

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The Linhay is situated approximately 2 miles from the county town of Stafford. The nearest railway station is Stafford offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. Stafford grammar is in easy reach.



# INFORMATION

Services  
LPG and Septic Tank

Council Tax Band F

Local Authority  
Staffordshire Borough Council

Tenure - Freehold

Viewing Arrangements  
Strictly via the vendors sole agents Fine & Country on 01889 228080

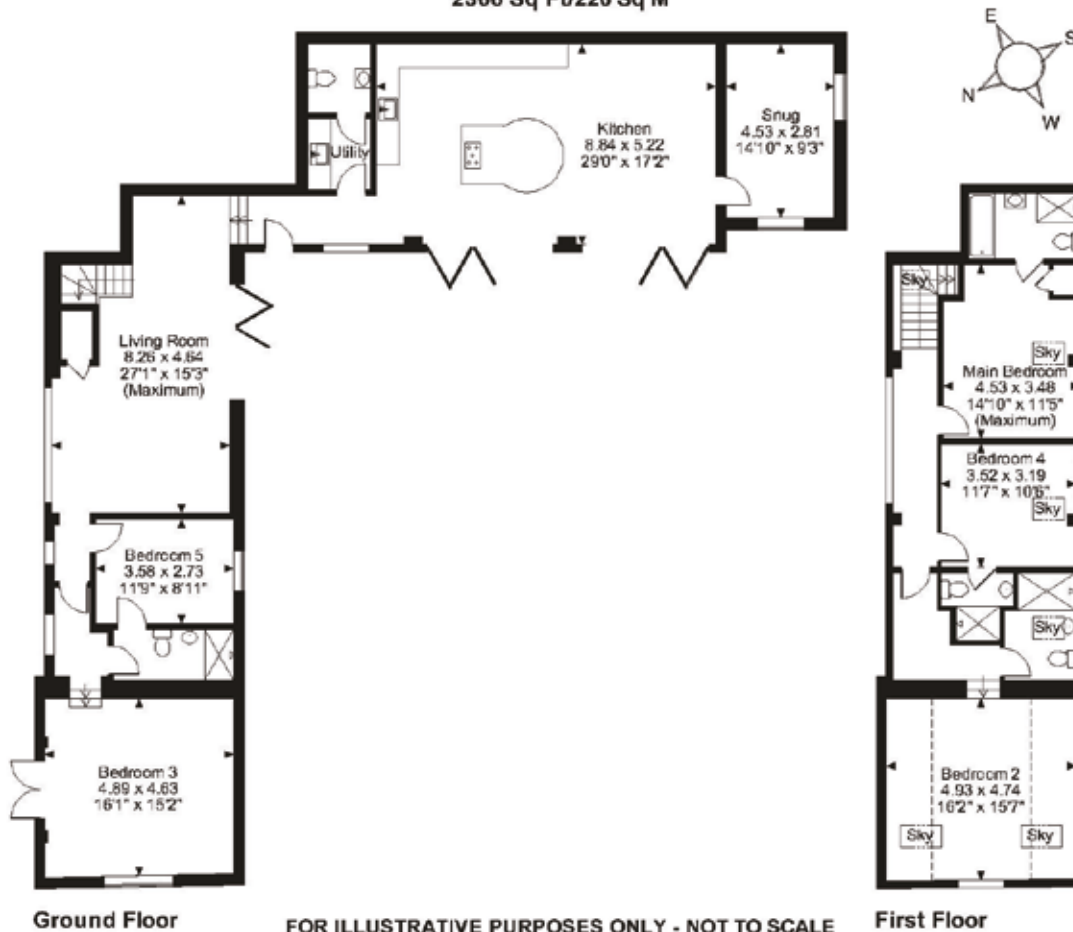
Website  
For more information visit [www.fineandcountry.com/staffordshire](http://www.fineandcountry.com/staffordshire)

Opening Hours  
Monday to Friday 8.00 am - 8.00 pm  
Saturday 9.00 am - 4.30 pm  
Sunday 10.00am - 4pm



*Guide price* £850,000

**The Linhay, Thorneyfields Lane, Hyde Lea, Stafford**  
**Approximate Gross Internal Area**  
**2366 Sq Ft/220 Sq M**



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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EPC: TBC



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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**KARL RUSK**  
PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

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