



Oxhay Barn
Butterton | Staffordshire | ST5 4DR

OXHAY BARN

Oxhay Barn is a substantial sized barn conversion offering over 5000sq ft of accommodation including a separate cottage and annexe offering family living as well as an investment opportunity. The Accommodation is flexible with 9 bedrooms 6 bathrooms and 6 reception rooms over 2 floors and in parts an open plan layout giving this property its uniqueness as well as an abundance of character. The property has spacious rear gardens and a double garage/ workshop and would make an ideal multi-generational family home.



GROUND FLOOR

On entering Oxhay Barn from the courtyard entrance you discover its character and styling being very traditional as you would expect of this substantial barn conversion. A multitude of exposed features offer a real feeling of country living throughout this lovely property and with it the uniqueness and originality. This is very much seen through the layout of Oxhay Barn with much of the living space on the first floor, while the ground floor has the master bedroom and 4 further double bedrooms each equally spacious bright and airy. There is a pleasant balance between old and new throughout with modern bathrooms and en-suite facilities while the traditional farmhouse style kitchen is a natural place to congregate with the island being a focal point of the room and complimented by the exposed beams and vaulted ceiling. The flexibility of this property is such that there is space for multi-faceted rooms including a gym, office space and extra living accommodation. There are 4 separate staircases to the 1st floor again showing the property's unique qualities and originality.

















FIRST FLOOR

In keeping with the ground floor, the reception rooms on the first floor offer open plan living if preferred with exposed beams and traditional styling throughout. Arched doors give access to much of the reception space, so offering to close off the rooms and creating a cosier ambiance. The dining area has a lovely arched entrance with exposed brick on show and exposed timber flooring and beams. This continues into the main reception space with the fireplace being a focal point to the room and with the combination of windows to both front and rear elevations the exposed brickwork and beams on show creates a tranquil and relaxing atmosphere as well as being naturally lite via the vaulted ceilings. There are further double doors to the annexe accommodation.

The Annexe

The Annexe is attached to the property and has its own private entrance from the ground floor and contains a fully fitted kitchen breakfast room with staircase to the first-floor accommodation where 2/3 bedrooms and bathroom facilities reside. Perfect for multi-generational living or independent adult the annexe offers plenty of extra accommodation opportunities.

The Cottage.

There is a separate cottage away from the house which includes 4 beds and 3 bathrooms and makes an ideal air bnb or investment opportunity and is presented to a high standard and ready to occupy.



SELLER INSIGHT

“At the time that we bought this property, barns were all the rage,” say the current owners of Oxhay Barn. “The original building was derelict, so this was an opportunity to take a blank canvas and create a home which suited our family. Now, the kitchen is the heart of the house, with everyone gathering around the warmth of the AGA. The upper floor of the home is fantastic, too: the spacious, open plan layout gives us enough flexibility for the whole family to spend time there. We can be in different areas but still be together in the same space.”

Indeed, this is the ideal home for everyday life and entertaining alike. “I have loved watching my children grow up here,” says the owner, “right the way through from small children to adults. They were constantly changing bedrooms or the function of the rooms from tv rooms to a gym, to adapt to their ages and preferences as they grew. At one point, my mother moved in, as did my daughter’s boyfriend, and the barn proved its adaptability to house a large family. In some ways, I even feel the barn is part of the family, as it holds so many memories for us all. Due to its generous size, the property is ideal for entertaining too, and we have hosted many events here, from grandchildren’s birthday parties to relaxed barbecues with family, neighbours and friends.”

Outside, the generous gardens serve as an extension of the indoor living spaces. “The garden gets the sun all day,” the owners say, “so is great for outdoor entertaining. We have three to four patio areas and an inner courtyard shared by the three barns in the close. A large driveway plus extra space up the side of the garage enables us to park 6 or 7 cars easily, and we have a very large outbuilding which could be used for storage or even as a garage. A 4-bedroom dormer bungalow in the grounds has over the years enabled us to give a home to my mother and then to my son and his wife. This also has the potential to be rented out for additional income.”

The setting of the property has much to offer, too. “The views from here are idyllic,” say the owners, “the property being surrounded by beautiful countryside and the Keele Estate. We are part of a small community of just three barns, and have built wonderful friendships with our neighbours in the other two barns. We are close to a few country pubs which are great for an evening drink or a meal, and the town centre is just a mile and a half away. There are a few schools locally, around a 4 minute drive from the barn, as well as a private day care for younger children which I would highly recommend. Local shops are nearby, also less than 5 minutes’ drive away, as are at least three doctors’ surgeries. Keele University is a 10 minute walk through the beautiful Keele grounds, or approximately a 7 minute drive away. Trentham gardens and estate is great for family days out, with a range of outdoor shops and cafes and a large indoor section, plus a lake to have a stroll around. Bridgemere garden centre is quite close, too, and we are just 2 miles from the M6 junction for travel further afield.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













OUTSIDE

The majority of the rear gardens are laid to lawn with mature shrubs and borders with patio and seating areas adjacent to the rear of the property. There is a substantial outbuilding/workshop/garaging for storage and off-road parking to the rear of the property for numerous vehicles.





LOCAL AREA

Oxbay Barn is situated in the hamlet of Butterton and in easy reach of Newcastle under Lyme and Keele university. The nearest railway station are Stoke on Trent or Stone and offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins.



INFORMATION

Services, Utilities & Property Information

Utilities – Mains Gas and Septic tank

Mobile Phone Coverage – 4G and 5G

Broadband Availability – Superfast broadband 33mps download 6mps upload

Tenure – Freehold

Local Authority: Stafford Borough Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

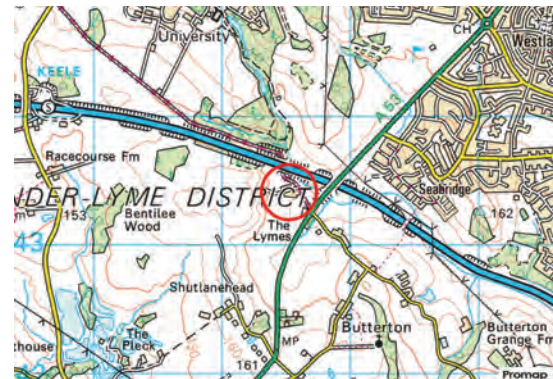
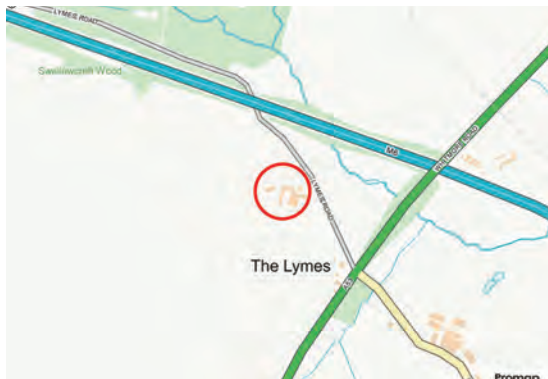
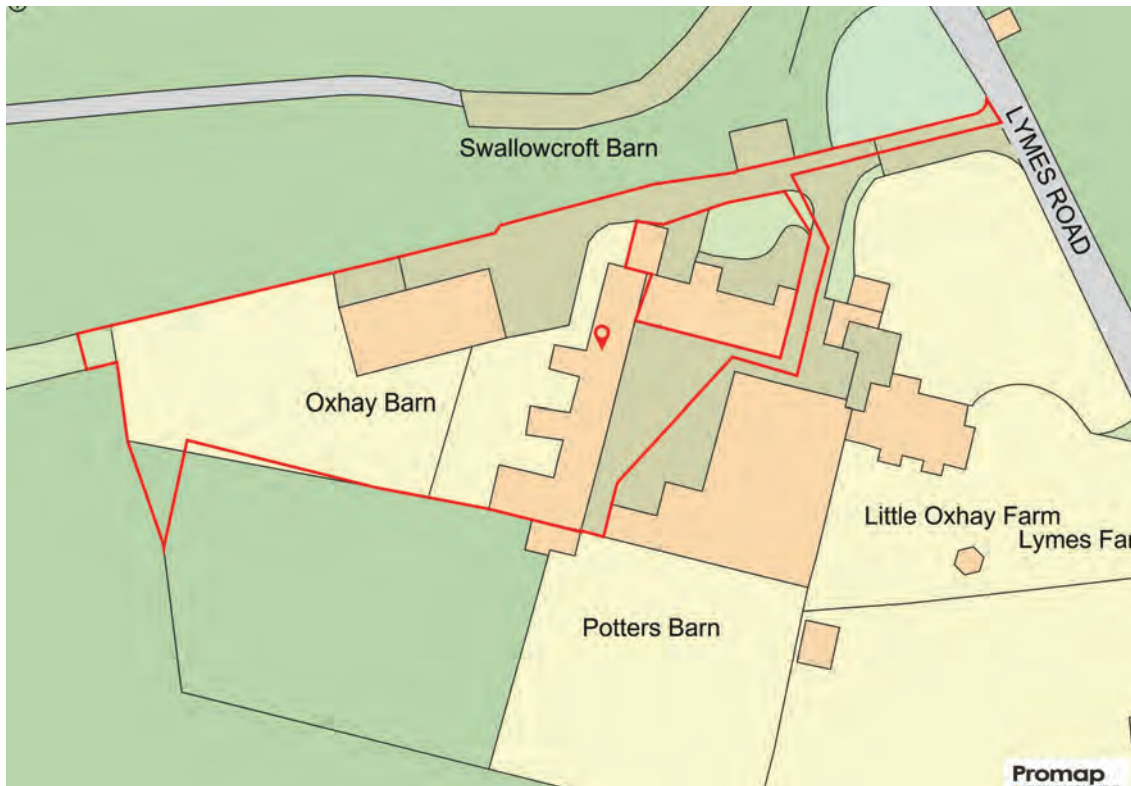
Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am – 4.30 pm
Sunday	9.00am – 4pm

Guide price £750,000



Oxhay Barn, Lymes Road, Butterton, Newcastle-under-Lyme

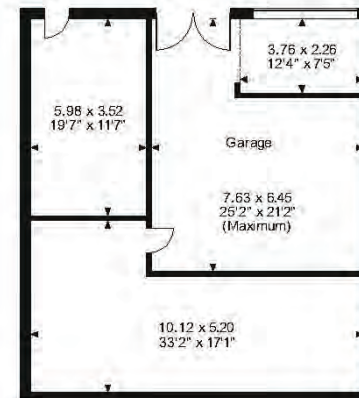
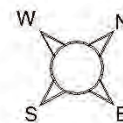
Approximate Gross Internal Area

Main House = 5391 Sq Ft/501 Sq M

Garage = 1234 Sq Ft/115 Sq M

Annexe = 820 Sq Ft/76 Sq M

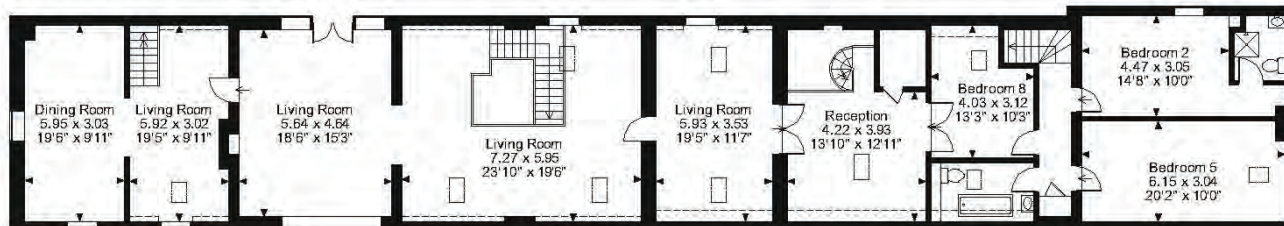
Total = 7445 Sq Ft/692 Sq M



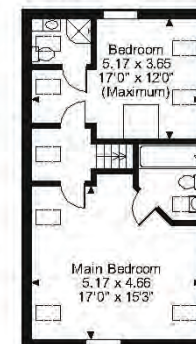
Ground Floor



Annexe Ground Floor



First Floor



Annexe First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8592073/JCR



EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 16.05.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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

Fine & Country Staffordshire
07957 299705
email: karl.rusk@fineandcountry.com

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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07957 299705 | karl.rusk@fineandcountry.com

