

Your local property experts



1 Bower Court Bower Lane, Rugeley, WS15 2TP

Guide Price £725,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

****VIRTUAL TOUR AVAILABLE**** Prestige Homes by JR Properties are pleased to offer for sale this truly unique barn conversion located on the edge of Cannock Chase. The barn enjoys the most spectacular uninterrupted views across open fields offering total privacy and seclusion from all aspects of its accommodation. Positioned on a small development of just three other properties the barn must be viewed to appreciate.

The accommodation internally is presented to an exemplary standard with updated luxury bathrooms and refitted kitchen/diner. The entrance area opens into a large lounge with flagstone flooring and large brick built fireplace with windows and patio doors enjoying the views. A long hallway leads to the rest of the accommodation where the large kitchen/diner can be found-again being refitted to a high standard and having all windows with views.

Externally immaculate gardens with manicured lawns and an abundance of specimen trees and shrubbery are a particular highlight, whilst having various seating areas again overlooking those unspoilt views. A large garden building ideal for a home office/gym and putting green also feature. In addition the property has parking for three vehicles and further gated lawned paddock to front.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(75-88) C		
(55-68) D			(59-54) D		
(39-54) E			(21-28) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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