



2 Pearce Hay Barns, Bishops Wood, Stafford, ST19 9AS

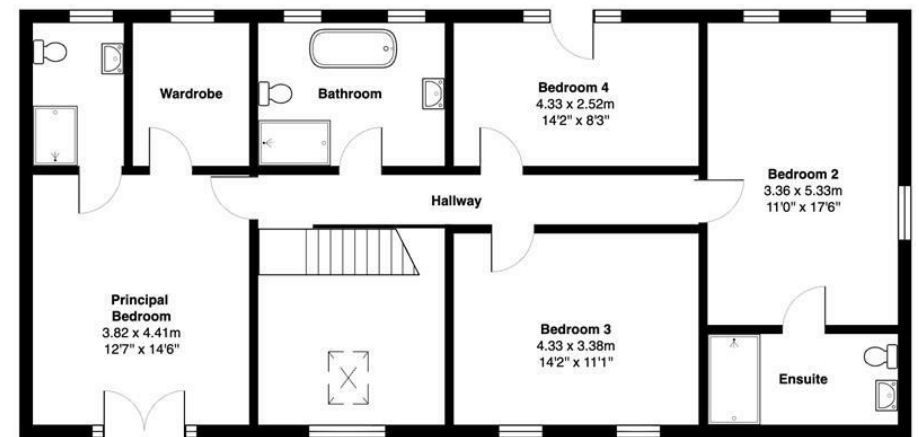




## 2 Pearce Hay Barns, Bishops Wood, Stafford, ST19 9AS

An outstanding country residence which was bought by the current sellers when only part completed and is now finished and appointed to the highest of standards providing exceptional accommodation.

The property benefits from a large frontage, a charming rear garden, a separate small paddock, outstanding views and a total area of approximately two thirds of an acre in total.



Total Area: 215.3 m<sup>2</sup> ... 2318 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

## LOCATION

Pearce Hay Barns is an exclusive development which stands in a beautiful South Staffordshire setting on the periphery of the sought after village of Bishops Wood with Brewood Village being withing convenient travelling distance.

Communications are excellent with the A5 corridor being nearby, the M6, M6 Toll and M54 being nearby facilitating fast access to the entire motorway network and Stafford Train Station provides excellent services to London Euston.

The area is well served by schooling in both sectors and, despite the property's idyllic situation, everything is on hand.

## DESCRIPTION

The sellers purchased the property in 2023 when it was only part finished and oversaw the comprehensive refurbishment of the residence to create a fine, contemporary family home which is ideal for modern requirements.

There is a fine flow of living areas to the ground floor which is centred on the stunning dining kitchen with two bedroom suites, two further bedrooms and a house bathroom to the first floor.

Unusually for a property of this type the house stands within a large plot with a deep and wide frontage, a large rear garden and a separate small paddock.

The house is appointed to a superb standard throughout with kitchen and bathroom suites of the highest quality, neutral décor, double glazing and underfloor heating to the ground floor.

## ACCOMMODATION

The front door opens into the double height HALL which is particularly light with windows to either side of the door, above the door, to the side and also a roof light, tiled floor, integrated ceiling lighting and a useful understairs storage cupboard together with a well appointed GUEST CLOAKROOM with a stylish, accented suite. The LOUNGE is a light through room with French doors and windows to the front together with bifold doors to the rear garden, a media wall with a recessed housing for a TV and a contemporary log effect gas fire and glazed, double doors opening into the stunning DINING KITCHEN. This is the focal point of the ground floor with a comprehensive range of wall and base mounted units with quartz working surfaces and a coordinating centre island with undermounted ceramic sink and Quooker tap, space for a range style cooker, an integrated Siemens fridge and freezer, an integrated Siemens microwave and Siemens coffee machine, space for a wine fridge, a secondary Kenwood freezer and integrated ceiling lighting. There is ample space for dining with the entire room having the benefit of floor tiling, a Contura contemporary wood burning stove and windows and bifold doors to the garden. There is a LAUNDRY with wall and base mounted units, quartz working surfaces, tiled floor, a window and door to the garden, a large store and a door to the SITTING ROOM which has two windows to the front and a recessed alcove for a wall mounted TV.

An oak staircase with glazed balustrading rises from the hall to the glazed, galleried landing above with integrated ceiling lighting and access to the roof space. The PRINCIPAL SUITE has a large double bedroom with windows and French doors opening onto a Juliet balcony to the front with a delightful outlook, wiring for a wall mounted TV, a fitted DRESSING ROOM with hanging rails, shelving, chest of three drawers and window together with integrated ceiling lighting and an EN-SUITE SHOWER ROOM with a stylish, accented suite with a fully tiled shower with waterfall head and separate hose, WC and wall hung wash basin, tiled floor and walls, integrated ceiling lighting and a window.

The SECOND BEDROOM SUITE has a double bedroom with a light corner aspect with windows to both side and rear, wiring for a wall mounted TV and an EN-SUITE SHOWER ROOM with a stylish, accented suite with a fully tiled shower with waterfall head and separate hose, WC and vanity stand with wash basin on top and drawer beneath, integrated ceiling lighting, tiled floor and walls and a window. BEDROOM THREE is a good double room in size with wiring for a wall mounted TV and two windows to the front. BEDROOM FOUR is also a good double room in size with a French door and windows opening onto a glazed Juliet balcony with a delightful outlook and wiring for a wall mounted TV. The BATHROOM has a fine suite with a free standing slipper bath, fully tiled shower with waterfall head and separate hose, WC with concealed flush and vanity unit with twin, oval wash basins on a quartz top with cupboards beneath, tiled floor and walls, two windows, integrated ceiling lighting and a towel rail radiator.

## OUTSIDE

The property stands within a superb principal plot of approximately two thirds of an acre in total. It is approached through a five bar wooden gate over a DRIVEWAY which provides ample parking and turning space with a terrace laid in brick setts to the front of the house, a further brick sett terrace and a shaped lawn with stocked and maturing beds and borders.

The REAR GARDEN has a large lawn with an extensive Indian slate paved terrace providing a delightful external seating area. The secondary plot comprises a small PADDOCK with post and wire fencing.

The house stands in a total plot size of approximately 0.235 acres, the paddock is approximately 0.431 acres in total with a combined, total plot size of approximately 0.66 acres.

## MANAGEMENT FEE

There will be a management fee applied to all properties at Pearce Hay Barns once the final property has been completed. This will be managed by one of the residents and the fee will cover the upkeep of the communal areas. The fee has not yet been agreed.

## DIRECTIONS

Access to Pearce Hay Barns is from the Kiddemore Green Road What3words: ///opposites.monkey.sardine and the property itself can be found at What3words: ///lifters.perch.clockwork

We are informed by the Vendors that mains water and electricity are connected, drainage is to a private septic tank and the heating is provided by a heat pump with underfloor heating to the ground floor and radiators to the first floor.

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

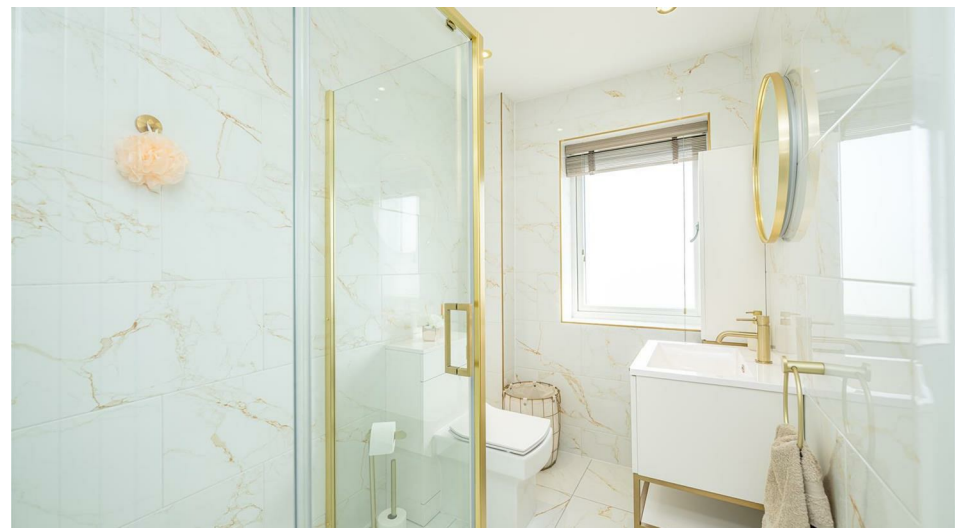
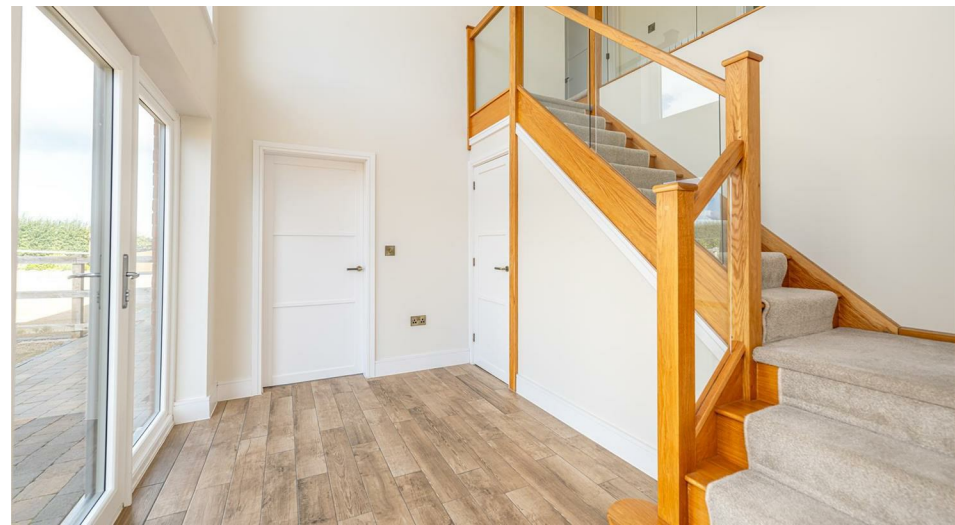
The long term flood defences website shows very low risk.

Offers Around £895,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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