



Hazelwood Barn Rownall Road, Wetley Rocks, Staffordshire, ST9

Offers In The Region Of £425,000

- Three bedroom stone barn conversion
- Contemporary kitchen with integrated appliances and finished to a high standard
- Enclosed rear garden
- 0.6-acre paddock to the rear is available for purchase via separate negotiation
- Renovated to an excellent standard throughout
- Open plan living/dining room
- Ensuite to bedroom one
- Brick garage with electric up and over door, power, light and water
- Driveway to the front
- Family bathroom

Hazelwood Barn Rownall Road, ST9 0BT

Nestled in the picturesque setting of Wetley Rocks, Hazelwood Barn is a beautifully renovated barn conversion that offers a perfect blend of modern living and rustic charm. This delightful property features three spacious bedrooms, including a luxurious ensuite to bedroom one, and a well-appointed bathroom, ensuring ample space for family and guests.

As you enter, you are welcomed into an open living and dining area, with picture window and access to the rear garden. The contemporary kitchen is a chef's dream, equipped with integrated appliances, elegant quartz worksurfaces, and an instant boiling hot water tap, making meal preparation a breeze. The ground floor benefits from underfloor heating, providing a cosy atmosphere throughout the year.



Council Tax Band:



Ground Floor

Hallway

6'3" x 5'0"

Wood door to the frontage, porcelain tiled floor, under floor heating, inset ceiling spotlights.

WC

4'8" x 4'1"

Porcelain tiled floor, under floor heating, vanity wash and basin, chrome mixer tap, low level WC, inset ceiling spotlights.

Kitchen

11'1" x 9'10"

Wood double glazed window to the rear, units to the base and eye level, quartz worksurface and up stands, Lamona four ring ceramic induction hob, Lamona electric fan assisted oven, ceramic Belfast sink, brushed brass Proboil 2X three-in-one boiling water mixer tap, integral fridge/freezer, integral bin, integral Lamona dishwasher, integral Lamona washing machine, integral Lamona tumble dryer, extractor hood, inset ceiling spotlights, porcelain tiled floor, under floor heating, cupboard housing the Nibe air source heating system.

Living Area

18'10" x 16'6"

Two wood double glazed windows to the frontage, wood double glazed picture window to the side aspect, wood double glazed door to the rear, stairs

to the first floor, understairs storage cupboard, porcelain tiled floor, under floor heating, inset ceiling spotlights.

First Floor

Landing

Exposed beams, radiator, storage cupboard, inset ceiling spotlights.

Bedroom One

11'10" x 8'9"

Wood double glazed window to the side aspect, radiator, exposed beams.

En-suite

8'5" x 4'0"

Walk in shower enclosure, traditional style chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern. low level WC, chrome ladder radiator, exposed beams, mirror with light and shaver point.

Bedroom Two

9'10" x 8'5"

Wood double glazed window to the frontage, radiator, exposed beams.

Bedroom Three

9'6" x 8'3"

Wood double glazed window to the frontage, radiator, exposed beams.

Bathroom

7'5" x 6'3"

Inset bath, chrome traditional style mixer tap and handheld shower attachment, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, exposed beams, inset ceiling spotlights, mirror with light and shaver point.

Externally

To the frontage block paved driveway, area laid to lawn, dry stone wall, power socket, cold water tap.

To the rear, paved patio, area laid to lawn, metal fence, gated access.

Garage

19'7" x 9'3"

Brick construction, electric up-and-over door, power, light, water tap.

Utilities

Water - Mains

Heating - Air Source Heat Pump

Drainage - Treatment Plant

Paddock

0.6-acre paddock to the rear is available for purchase via separate negotiation.





GROUND FLOOR



1ST FLOOR



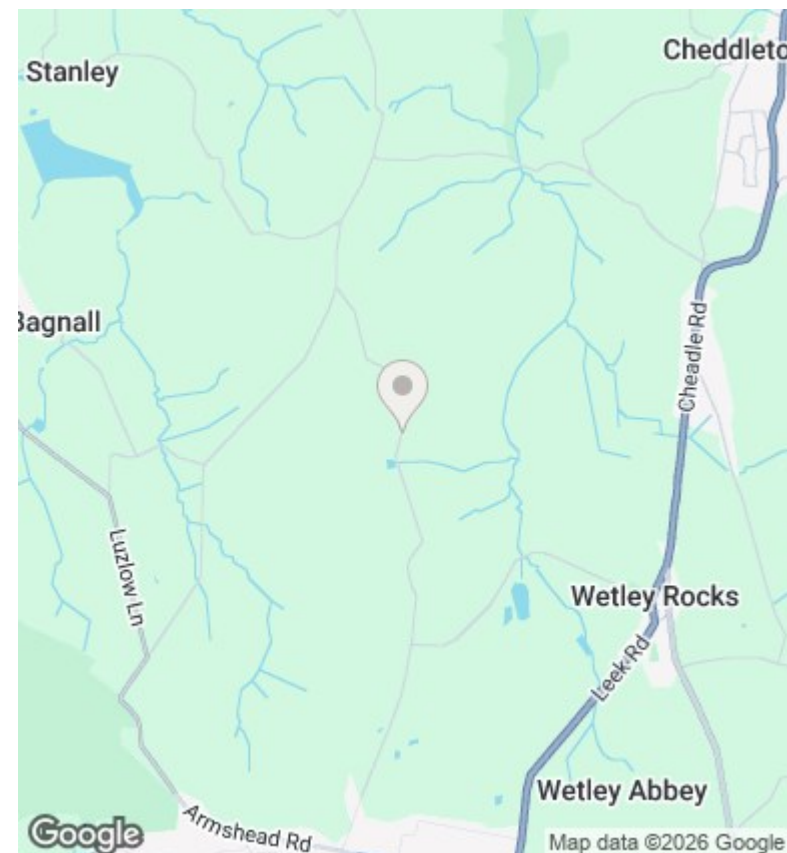
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC