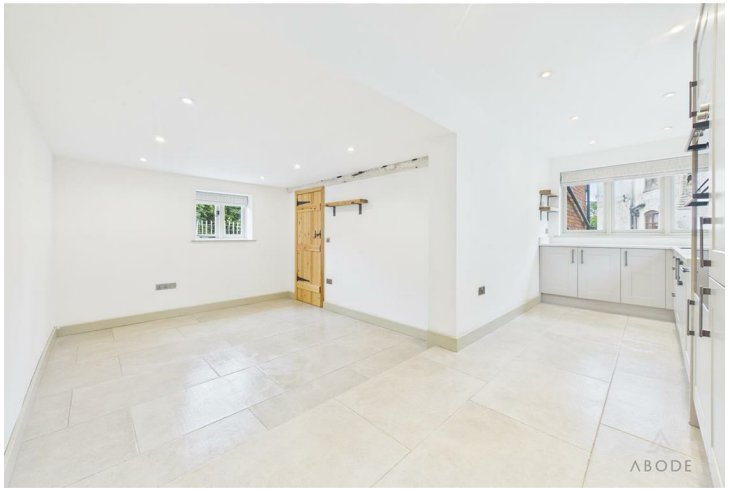
ABODE
SALES & LETTINGS

St. Michaels Road, Stramshall, Staffordshire, ST14 5DU

Asking Price £365,000

https://www.abodemidlands.co.uk



Situated on the outskirts of the sought-after village of Stramshall, this attractive barn conversion beautifully combines period charm with modern-day comfort. Showcasing a wealth of character features including exposed beams, timber framework and vaulted ceilings, the property offers versatile and well-presented accommodation ideal for a variety of lifestyles.

The welcoming reception hallway leads to a flexible ground floor layout comprising a spacious living room with French doors opening onto the rear garden, a versatile reception room suitable as a study, snug or fourth bedroom, a guest cloakroom, and an impressive open-plan dining kitchen fitted with a range of quality units and integrated appliances. Character features are complemented by modern touches including underfloor heating and stylish fittings throughout.

To the first floor are three well-proportioned bedrooms, including a charming principal bedroom with fitted storage and an en-suite shower room, together with a contemporary family bathroom. Exposed timbers and vaulted ceilings add further appeal to the upstairs accommodation.

Outside, the property enjoys a private west-facing rear garden backing onto open fields, featuring a generous patio, lawn, raised vegetable beds and established borders, creating an excellent space for outdoor dining and relaxation. Double-width off-road parking completes this delightful village home, which enjoys convenient access to Uttoxeter, the A50 and surrounding commuter links.

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Hallway

A welcoming and spacious reception hallway providing access to all principal ground floor accommodation. Featuring attractive tiled flooring throughout, exposed timber framework, recessed spotlighting, smoke alarm, and an elegant oak staircase rising to the first-floor landing with useful under-stairs storage. Internal latch-panel doors lead to:

Bedroom/Study

A versatile room offering a variety of potential uses to suit individual requirements, including a reception room, ground floor bedroom, home office, or study. Benefiting from a double-glazed window to the front elevation and a full-height window to the side elevation, the room also features exposed timbers and recessed spotlighting.

Cloakroom/W.C.

Fitted with a low-level WC with concealed continental flush, floating wash hand basin with mixer tap and tiled splashback, extractor fan, complementary tiled flooring, and exposed timber detailing.

Lounge

A beautifully presented principal reception room featuring two double-glazed windows to the front elevation and a pair of timber-framed double-glazed French doors opening onto the rear patio. Additional features include recessed spotlighting, dimmer-controlled lighting, television aerial point, telephone point, and thermostat control.

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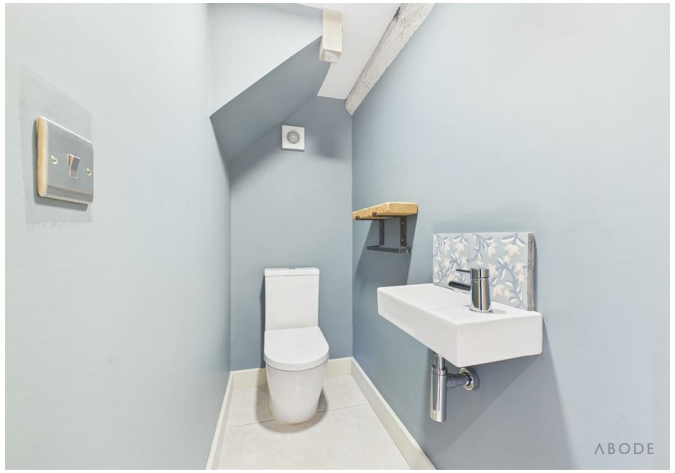

Kitchen/Diner

A superb open-plan kitchen and dining space enjoying dual-aspect views through double-glazed windows to the side and rear elevations. The kitchen is fitted with a comprehensive range of matching wall and base units with complementary work surfaces and incorporates a range of integrated appliances including an induction hob with stainless steel extractor canopy, electric oven and grill, fridge, freezer, dishwasher, and inset sink with drainer.

The dining area provides an ideal space for entertaining and family dining, featuring tiled flooring throughout, exposed timber framework, recessed spotlighting, telephone point, dimmer lighting controls, and a hardwood door opening onto the rear patio. An internal opening leads to:

Landing

A characterful landing area showcasing exposed A-frame beams and timbers, with access to a useful eaves storage area. Features include a smoke alarm and internal latch-panel doors leading to:

Bedroom One

A charming double bedroom with a double-glazed window to the front elevation, exposed ceiling beams, recessed spotlighting, central heating radiator, and a range of fitted sliding wardrobes incorporating useful eaves storage. A door leads to:

En-suite Shower Room

Beautifully appointed with a contemporary three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and a walk-in shower enclosure with waterfall shower head and glazed screen. Additional features include complementary wall tiling, exposed beams, recessed spotlighting, extractor fan, heated towel radiator, and a double-glazed Velux roof window.

Bedroom Two

A stunning character bedroom featuring exposed A-frame beams and trusses to a vaulted ceiling, recessed spotlighting, vertical radiator, and a glazed stable-style door providing access to the designated fire escape.

Bedroom Three

A further well-proportioned bedroom enjoying a double-glazed window to the front elevation, vaulted ceiling with exposed A-frame beams and timbers, recessed spotlighting, and a vertical radiator.

Family Bathroom

Fitted with a stylish three-piece suite comprising a low-level WC, floating wash hand basin with mixer tap, and panelled bath with shower over, waterfall shower head, and glazed screen. The room further benefits from complementary tiling, exposed beams and vaulted ceiling, double-glazed Velux roof window, heated towel radiator, extractor fan, and recessed spotlighting.

Outside

Outside, the property enjoys an attractive and private south west-facing rear garden, perfectly positioned to take advantage of afternoon and evening sunshine whilst enjoying open views across the surrounding countryside. A generous stone-effect paved patio provides an excellent space for outdoor dining and entertaining, complemented by a charming drystone retaining wall and steps leading to the lawned garden.

The garden has been thoughtfully landscaped with well-stocked borders, raised vegetable beds and ample space for a garden shed, creating an appealing balance of practicality and relaxation. Backing directly onto open fields, the garden offers a wonderful sense of space and tranquillity rarely found in such a convenient village location.

To the side, gated access provides ease of movement around the property, whilst an offset double-width driveway offers ample off-road parking for multiple vehicles. Set within a development on the outskirts of Stramshall, the property combines a peaceful rural setting with excellent accessibility to Uttoxeter and the A50.

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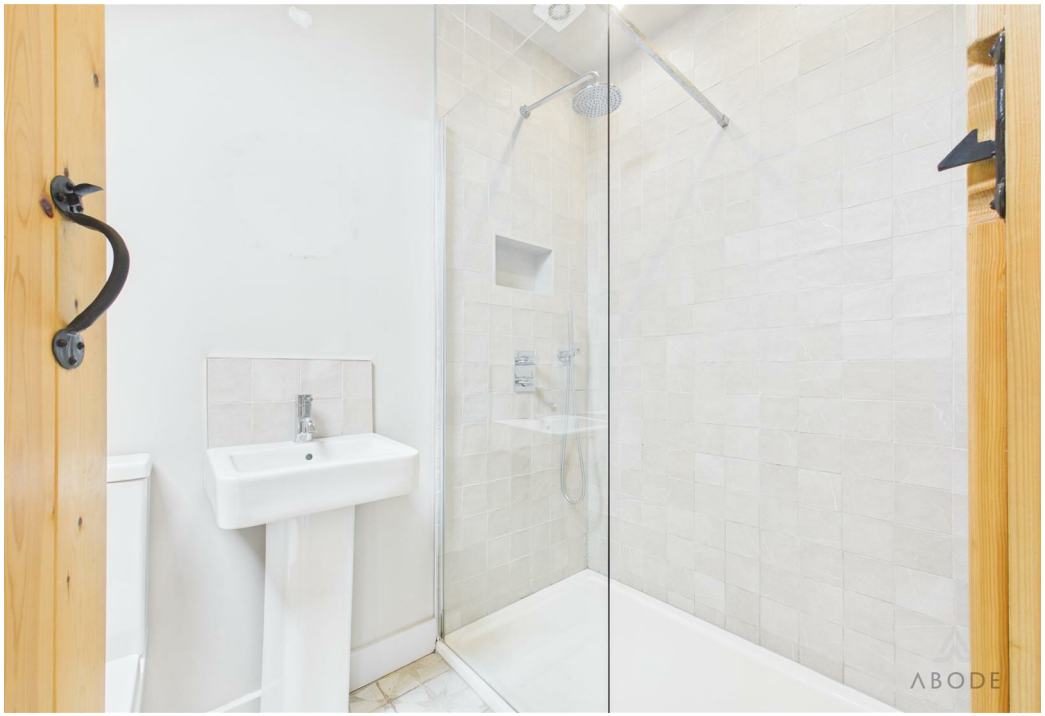
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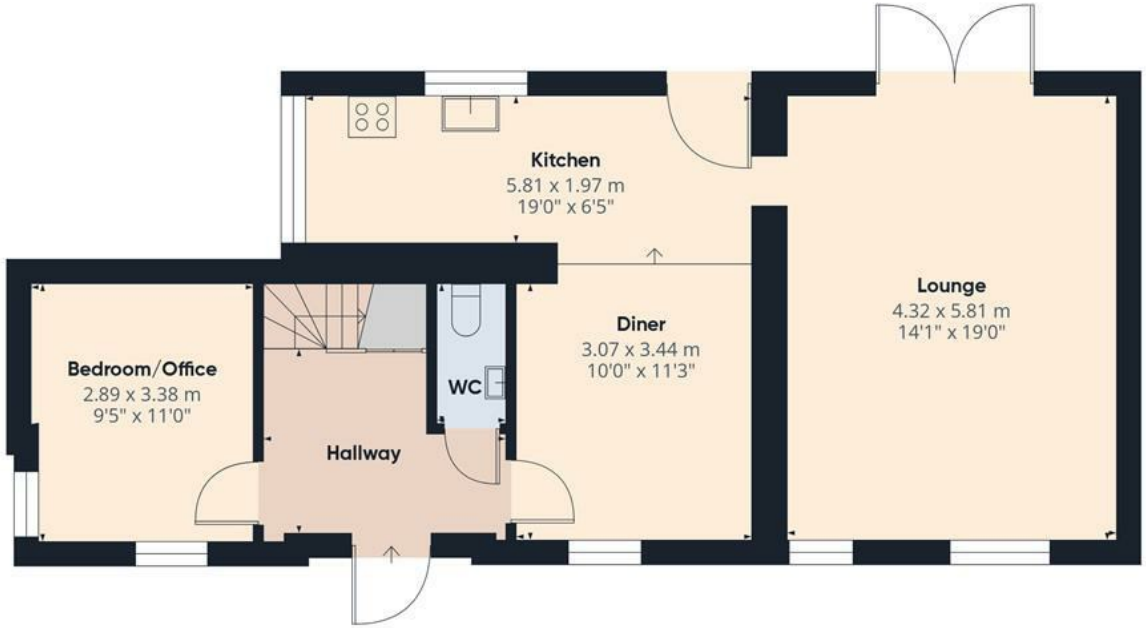
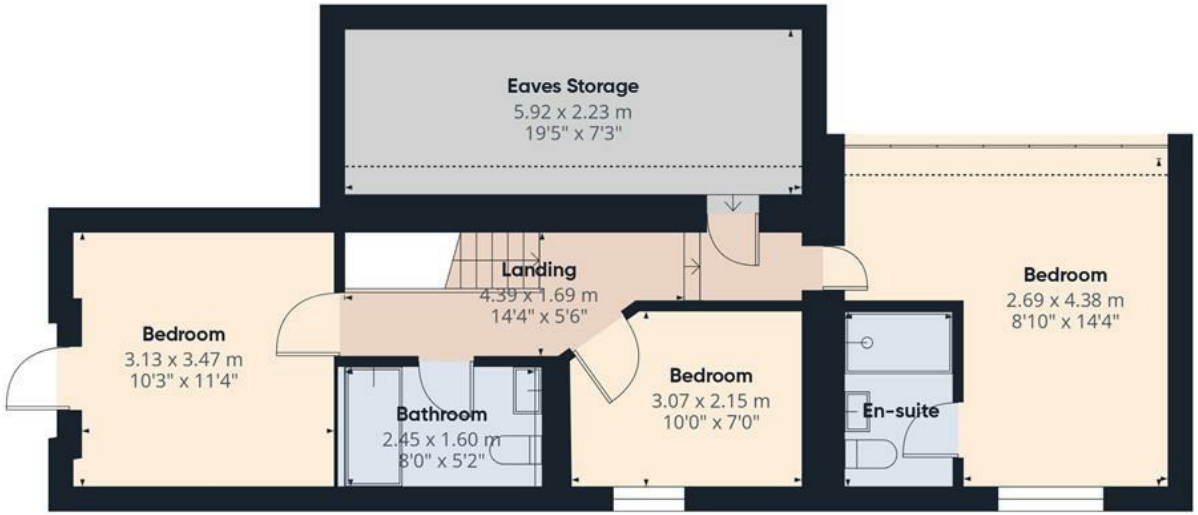
MILLVALE
BARN
ABODE



Floor 0



Floor 1

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Approximate total area(1)

128 m²

1378 ft²

Reduced headroom

11 m²

119 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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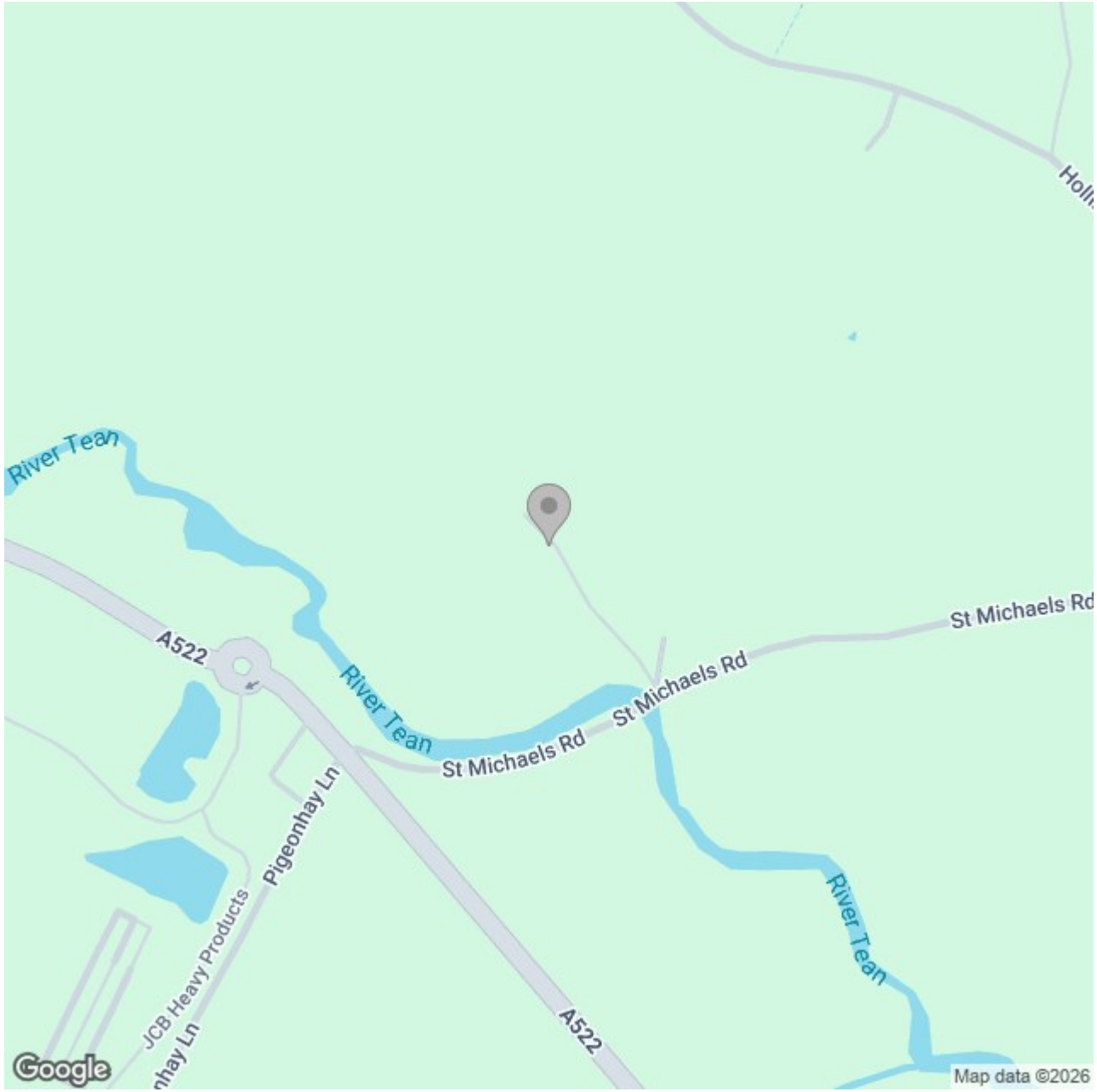

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(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

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