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SALES & LETTINGS

Tolldish Lane, Great Haywood, Staffordshire, ST18 0RA

Asking Price £975,000



https://www.abodemidlands.co.uk







Occupying an enviable rural position surrounded by beautiful Staffordshire countryside, Tolldish Barn is an impressive barn conversion set within approximately 2.53 acres of grounds, offering a wonderful combination of character, spacious accommodation and excellent equestrian facilities.

Enjoying a peaceful setting with far-reaching countryside views, the property benefits from attractive gardens, generous parking and a detached annexe, providing versatile additional accommodation ideal for extended family, guests or a variety of other uses.

The extensive equestrian facilities include a purpose-built manège, a range of stables, associated outbuildings and adjoining paddocks, making this an exceptional opportunity for horse owners and those seeking a country lifestyle with equestrian facilities on their doorstep.

Situated within easy reach of the desirable village of Great Haywood, Tolldish Barn combines the tranquillity of countryside living with convenient access to Stafford, local amenities and transport connections.

With its distinctive character, detached annexe, approximately 2.53 acres of grounds and established equestrian facilities, Tolldish Barn presents a rare opportunity to acquire a versatile country residence in a highly attractive rural setting.

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Hallway

The entrance hallway provides a welcoming introduction to this impressive character property, offering access to the principal ground floor accommodation.

Kitchen

A beautifully appointed kitchen, full of character and charm, featuring two double-glazed windows to the rear elevation, exposed ceiling beams and original trusses. The room benefits from a comprehensive range of bespoke, matching base and eye-level storage cupboards and drawers, complemented by granite drop-edge preparation work surfaces.

Integrated appliances include a sunken composite sink and drainer with spray mixer tap, five-ring induction hob with built-in extractor, double ovens and dishwasher. There is also space for additional freestanding appliances. Further features include complementary tiled flooring, ceiling spotlights and a central heating radiator.

Utility Room

A practical and well-appointed utility room providing additional space for freestanding appliances, with a roll-top preparation work surface and complementary floor and wall coverings. The room houses the central heating boiler and benefits from exposed ceiling beams and trusses, ceiling spotlights and an electrical consumer unit. A particularly attractive feature is the beautiful oak stable door providing direct access to the rear of the property.






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Lounge
A particularly impressive and characterful reception room, offering a wonderful space in which to relax and entertain. The room combines traditional barn character with contemporary living, with exposed architectural features creating a wonderful sense of charm and individuality.

The bi-fold doors provide an attractive connection to the outside, allowing natural light to flood the room and creating an ideal setting for indoor-outdoor entertaining. A raised dining area provides a natural division of space, offering the perfect area for formal dining whilst retaining the open and sociable feel of the room.

Bedroom One
A generous double bedroom enjoying dual-aspect views to both the front and side elevations, with two double-glazed window units allowing plenty of natural light. Further features include attractive panelled flooring, a central heating radiator and TV aerial point. An internal oak latch-panelled door leads through to:

En-suite Shower Room
Fitted with a three-piece suite comprising a low-level WC with continental flush, wash hand basin with mixer tap and corner shower enclosure with waterfall showerhead. The room further benefits from a frosted double-glazed window to the side elevation, central heating radiator and extractor fan.

Bedroom Two
A further well-proportioned bedroom featuring a double-glazed window to the side elevation and central heating radiator.

En-suite Shower Room
Comprising a wash hand basin and separate shower enclosure, with complementary wall and floor tiling. Additional features include an extractor fan, heated towel rail and ceiling spotlights.

Family Bathroom
A beautifully appointed family bathroom, benefiting from a frosted double-glazed window to the rear elevation and fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and freestanding bath with showerhead attachment and mixer tap. Complementary wall and floor tiling, a chrome heated towel radiator, shaving point and ceiling spotlights complete the room.

Bedroom Three
A spacious bedroom enjoying dual-aspect views to the rear and side elevations, with two double-glazed windows providing excellent natural light. The room benefits from a comprehensive range of fitted furniture, including wardrobes, drawers and dressing table, together with a built-in wash hand basin with mixer tap and complementary surrounding tiling. Further features include attractive panelled flooring and a central heating radiator.

First Floor Landing
The first-floor landing provides access to the additional bedroom accommodation and benefits from a double-glazed Velux roof window with integrated blind, an oak storage cupboard and attractive internal oak doors leading to:

Bedroom Four
A particularly spacious bedroom enjoying far-reaching views across the surrounding countryside and green space through a double-glazed Velux window with integrated blind.

The room offers excellent storage, with a range of built-in wardrobes and cupboards accessed via attractive oak latch-panelled doors. Further features include a central heating radiator and ceiling spotlights. An internal oak latch-panelled door leads to:

En-suite Bathroom

Fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and bath with mixer tap. The room further benefits from a double-glazed Velux roof window with integrated blind, complementary wall tiling, exposed ceiling beams, ceiling spotlights and central heating radiator. An attractive oak latch-panelled door provides access to an additional eaves storage area.

Bedroom Five

A further spacious bedroom enjoying attractive views from its double-glazed Velux window with integrated blind, together with an additional circular window to the rear elevation. The room benefits from two central heating radiators, ceiling spotlights and a smoke alarm, creating a versatile space suitable for use as a bedroom, guest accommodation or additional living space.

Annex/Home Office

A fantastic addition to the property is the detached, brick-built annex, offering exceptional versatility and the potential for a variety of uses.

The principal room features attractive tiled flooring, a vaulted ceiling, double-glazed windows to both the side and front elevations, and double-glazed bi-fold doors. The outlook enjoys attractive views across the surrounding area, whilst electric heating and ceiling spotlights provide practical everyday comfort.

The annex also incorporates a separate cloakroom fitted with a low-level WC, extractor fan and ceiling spotlights.

There is a dedicated area suitable for refreshment facilities, incorporating a wash hand basin, sink, base-level storage cupboards and power supply, making it particularly convenient for those looking to create a self-contained working environment.

Furthermore, the annex benefits from a separate shower room, offering additional flexibility for guest accommodation or potential holiday-style use, subject to any necessary consents.

The generous principal room provides ample space for a substantial home office, garden room, studio, hobby space or independent working environment.

The annex represents a significant added benefit to the property, offering excellent flexibility for modern family living, home working or accommodating visiting guests.

AML Disclaimer

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information,

although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.





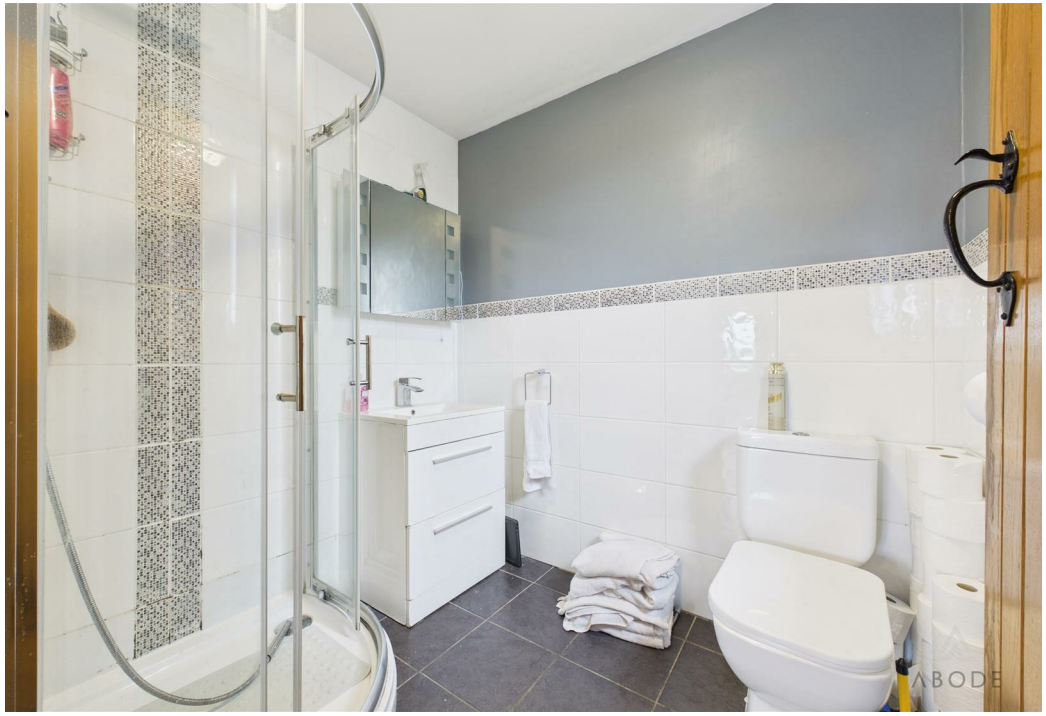









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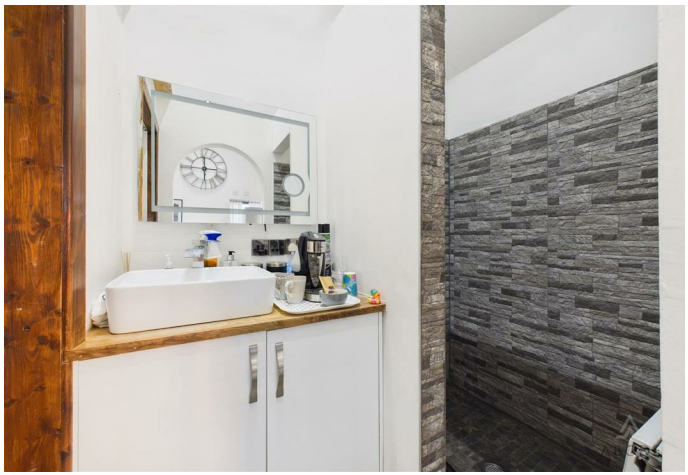












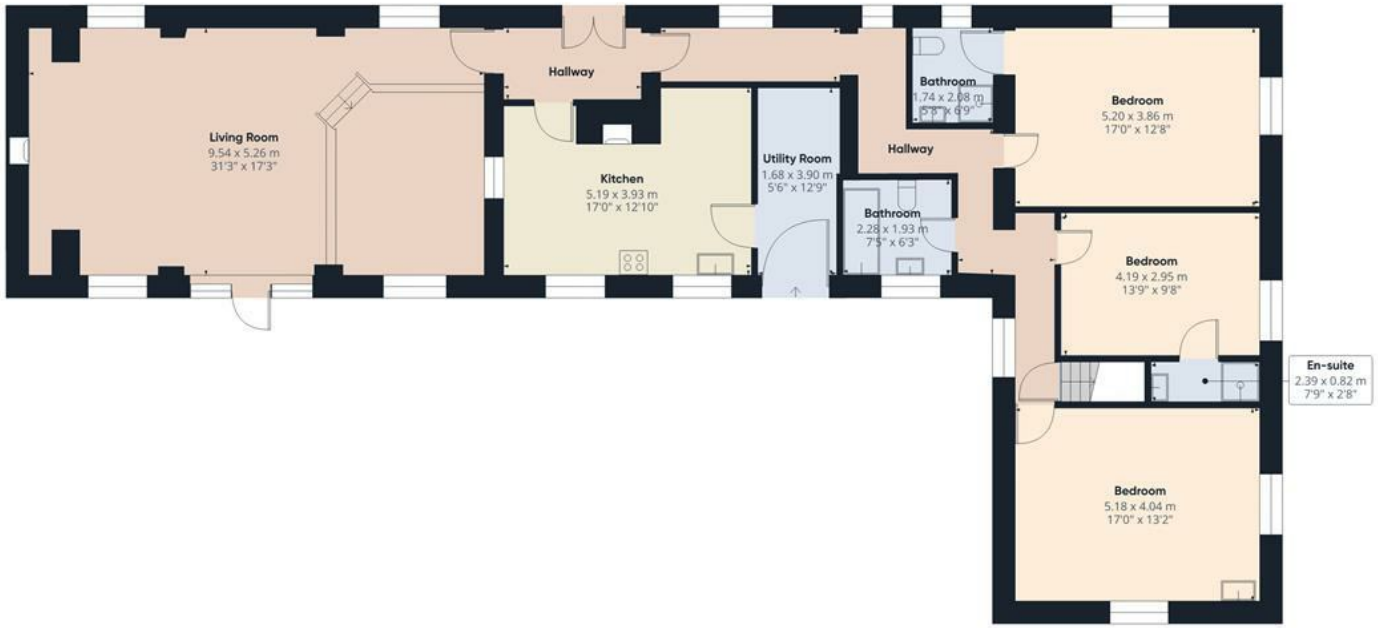




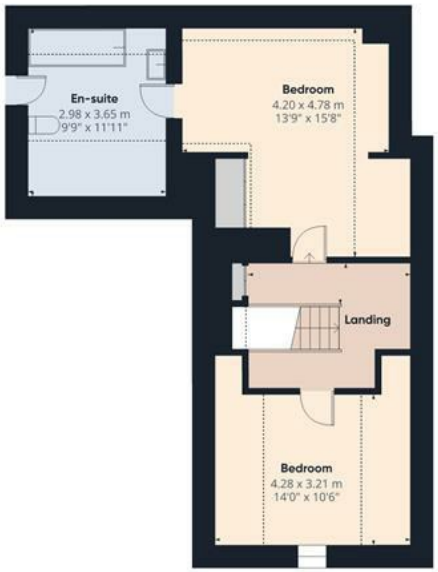



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Floor 0 Building 1



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Approximate total area(1)

184.6 m²

1987 ft²

Reduced headroom

19.4 m²

209 ft²

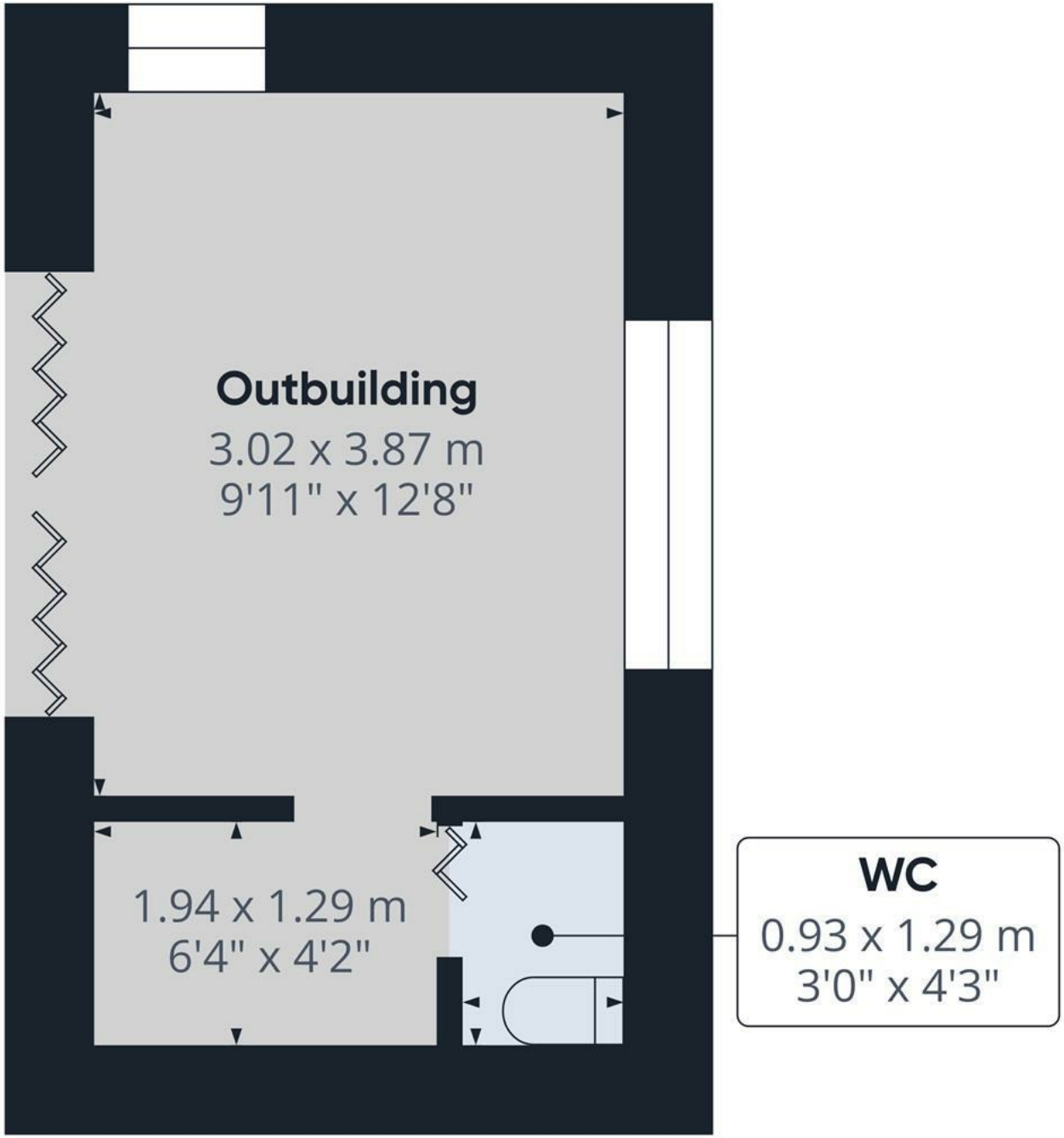
(1) Excluding balconies and terraces

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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Floor 0 Building 2

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Approximate total area(1)

15.9 m²

171 ft²

(1) Excluding balconies and terraces

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		
(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	

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