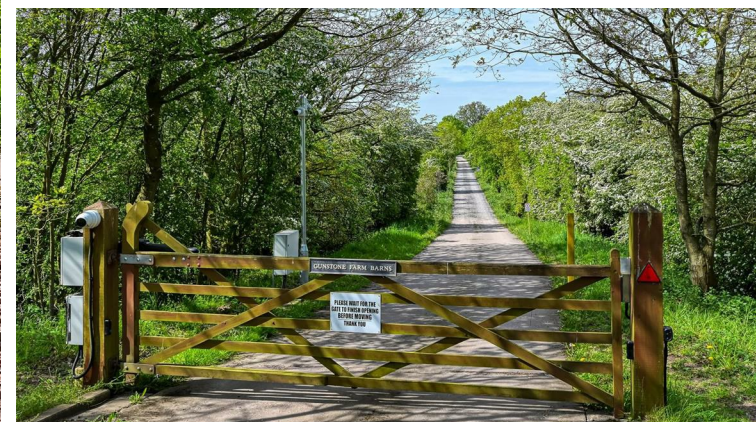




**2 Gunstone Farm Barns Gunstone, Codsall, Wolverhampton, WV8 1QQ**





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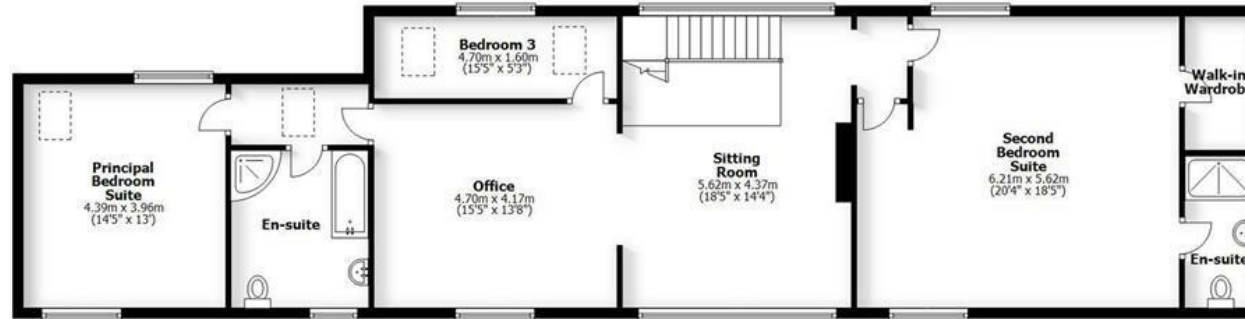
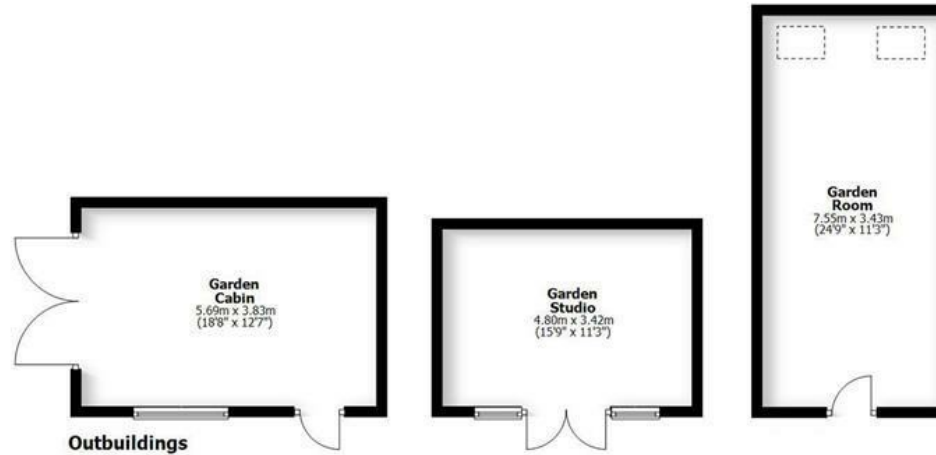
A substantial barn conversion providing particularly spacious living accommodation with the added benefit of a substantial, adjoining annex, all set within extensive grounds of approximately 1.6 acres with delightful views. The property forms part of a gated development of just four barn conversions and a period farmhouse and, whilst enjoying a rural location, it is easily accessible.

# 2 GUNSTONE FARM BARN

GUNSTONE, CODSALL

HOUSE: 279.3sq.m. 3006sq.ft.  
 CARPORT: 18.6sq.m. 200sq.ft.  
 OUTBUILDINGS: 64.1sq.m. 690sq.ft.  
**TOTAL: 362sq.m. 6896sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE



First Floor



Ground Floor

## LOCATION

Gunstone Farm Barns stand on the fringes of Gunstone which is a small hamlet located between the villages of Codsall and Brewood. Both village centres provide a full complement of local facilities which are ideal for everyday needs and there is convenient travelling to Wolverhampton, Stafford and Telford.

Communications are excellent with Codsall Train Station offering direct services to Shrewsbury, Birmingham and beyond and the M54 being within easy reach that facilitates fast access to the entire motorway infrastructure. Furthermore, the area is particularly well served by schooling in both sectors and across all age ranges.

## DESCRIPTION

Gunstone Farm Barns comprises a small development of four residences with each property having its own unique character and individuality. 2 Gunstone Farm Barns has extensive living accommodation over two floors with fine living areas to the ground floor and excellent, three bedroom accommodation to the upper floor with the potential to convert bedroom two, which currently has an en-suite shower room into two individual bedrooms, both of which would have shower rooms. There is the further advantage of the adjoining two bedroomed annex, a brick and tile garden room which could be utilised for a variety of purposes, a detached garden studio and a timber garden cabin. The house stands in a large plot of approximately 1.6 acres in total with gardens, courtyard and a fenced area of paddocks.

The house has an attractive elevation with a part dressed sandstone façade. There is ground source heating with underfloor heating to the ground floor.

## ACCOMMODATION

A front door opens into the HALL with oak flooring and a GUEST CLOAKROOM with WC, pedestal basin and cupboards. There is a large BOOT ROOM / LAUNDRY with a comprehensive range of wall and base mounted cupboards and a light, through aspect. A door from the hall opens into the PRINCIPAL LIVING AND KITCHEN AREA with a sitting room with a light, through aspect with bifold doors to both the front and rear together with an exposed brick fireplace with quarry tiled hearth and wood burning stove with the dining kitchen area being a room of some note with a comprehensive range of wall and base mounted cabinetry with quartz working surfaces and a range of integrated appliances including an induction hob with filtration unit above, an electric oven and a combination microwave, oven and grill, a dishwasher, a larder fridge and oak flooring together with a light through aspect including a French door to the rear courtyard.

A staircase rises to the first floor landing which is exceptionally spacious with a SITTING ROOM and OFFICE, both of which have vaulted ceilings with exposed timbering. A doorway from the study opens onto an inner landing with a roof light which provides a PRINCIPAL SUITE with a double bedroom with through aspect and roof light, vaulted ceiling and adjoining bathroom with a full suite of bath, corner shower, WC and pedestal basin. The SECOND BEDROOM SUITE has an oversized bedroom with a light, through aspect, exposed truss, EN-SUITE SHOWER ROOM and walk in wardrobe. NB this room could easily be subdivided into two separate rooms, both of which could have their own en-suite shower rooms should buyers so wish. BEDROOM THREE has two roof lights and a rear window.

## THE ANNEX

The annex is approached through independent French doors leading off the rear courtyard which open into a SITTING ROOM with a vaulted ceiling with exposed timbering. There is a BREAKFAST KITCHEN with wall and base mounted cupboards, an induction hob, an electric oven and dishwasher, a storage cupboard, tiled floor and vaulted ceiling. An INNER HALL leads to the GUEST CLOAKROOM with a contemporary suite of WC and vanity unit, a LAUNDRY with plumbing for a washing machine and wall and base mounted cupboards and interconnecting, loft ladder access to the second bedroom in the main residence. There are TWO GOOD SIZE DOUBLE BEDROOMS and a wet room style SHOWER ROOM with a shower, pedestal basin, WC and tiled floor and walls.

## OUTSIDE

Gunstone Farm Barns are approached through remote control gates over a sweeping, gravel driveway which leads to the independent properties. This house has a large lawn to the front, extensive PARKING and a five bar wooden gate opening onto a gravelled COURTYARD with CARPORT to one side. There is a brick and tile GARDEN ROOM which could be utilised for a variety of different purposes with a vaulted and timbered roof, gothic arched windows and tiled flooring. Alongside the garden to the front of the property there is a secondary GARDEN at the side of the drive and further, fenced PADDOCKS with delightful views. There is a GARDEN STUDIO which could be an ideal space for those wishing to work from home, a leisure room or gym with electric light and power and a fine aspect over the grounds and beyond. There is also a timber GARDEN CABIN and a water supply to these two buildings.

We are informed by the Vendors that mains water and electricity are connected, there is a Klargester sewage treatment plant for just these five properties and ground source heating.

## SERVICE CHARGE

Each of the four barn conversion currently contributes £150 pcm to a generous sinking fund which is in place to service the maintenance of the shared drive and grounds and electricity supply to the gates.

We are informed by the vendors that mains electric and water are connected, there is ground source heating and drainage is via a sewage treatment plant  
COUNCIL TAX BAND G – 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 £875,000

EPC: D

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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**BERRIMAN EATON**