

Bower Court

Bower Lane, Rugeley, WS15 2TP

John German





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£725,000

A truly outstanding barn conversion which is partly attached and situated in a small exclusive development enjoying quite magnificent, far-reaching elevated views. The property is appointed to such a high standard and has a wonderful blend of traditional features with contemporary influences.

The property offers a welcoming introduction into an exceptionally spacious, elegant lounge with both a dining and sitting area, having a vaulted ceiling with exposed beams, inglenook fireplace with a cast log burner, a flagstone floor and deep windows to the front enjoying wonderful views. There is underfloor heating throughout, via a Daikin air source heat pump. A rear hall area leads to a superb dining kitchen, which again has a vaulted ceiling with exposed timbers incorporating a Velux roof light and is dual aspect with magnificent views. The kitchen is fitted with an attractive range of units with granite work surfaces having a recessed Belfast style sink, plus an integrated induction hob, split-level oven, microwave and dishwasher. The large island has further fitted cupboards and granite worktops, with a wooden dining bar. Please note, the fridge freezer is not included in the sale. There are part panelled walls, wood flooring and feature exposed brickwork to one wall.

There are four bedrooms in total, the front facing bedrooms all enjoying those wonderful views. The principal bedroom has built in wardrobes and a splendid en suite with exquisite tiling, wash basin with integrated cupboard beneath, WC and a shower with both conventional and waterfall heads. The second bedroom has a vaulted ceiling and a beautifully appointed shower room incorporating a shower with both conventional and waterfall heads, wash basin with integrated drawers, splendid tiling, WC and towel radiator. The luxurious family shower room has striking blue tiling to the wet area with both conventional and waterfall heads, wall hung wash basin with integrated drawers beneath and WC.

Outside, the property enjoys a truly enviable location boasting far reaching views. There is a mature and well stocked garden immediately to the front and side of the property, with a paved entertaining area, in addition to a log cabin, ideal for a gym or home office. There is parking for three or four cars, plus a small paddock area, making an excellent football or cricket pitch for children!

The location is very convenient, being only a few minutes' drive of the A51 which serves the cathedral city of Lichfield and county town of Stafford. There is an intercity railway station at Rugeley Trent Valley. Cannock Chase, An Area of Outstanding Natural Beauty, is a 20 minutes' walk or short drive away. There are M6 junctions at Stafford and the M6 toll road at Lichfield.

Agents notes: The front photograph was taken from a neighbouring field.

The property is attached to a neighbouring barn.

The Land Registry document refers to rights, covenants and easements and a copy is available upon request.

There is no mains gas to the property.

There is a neighbouring gas tank located below ground within the paddock belonging to this property.

The physical boundaries on site appear to be correct however we believe the current Land Registry plan does not reflect this correctly. Our clients are currently looking into this matter.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains.

Heating: Daikin air source heat pump with underfloor heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

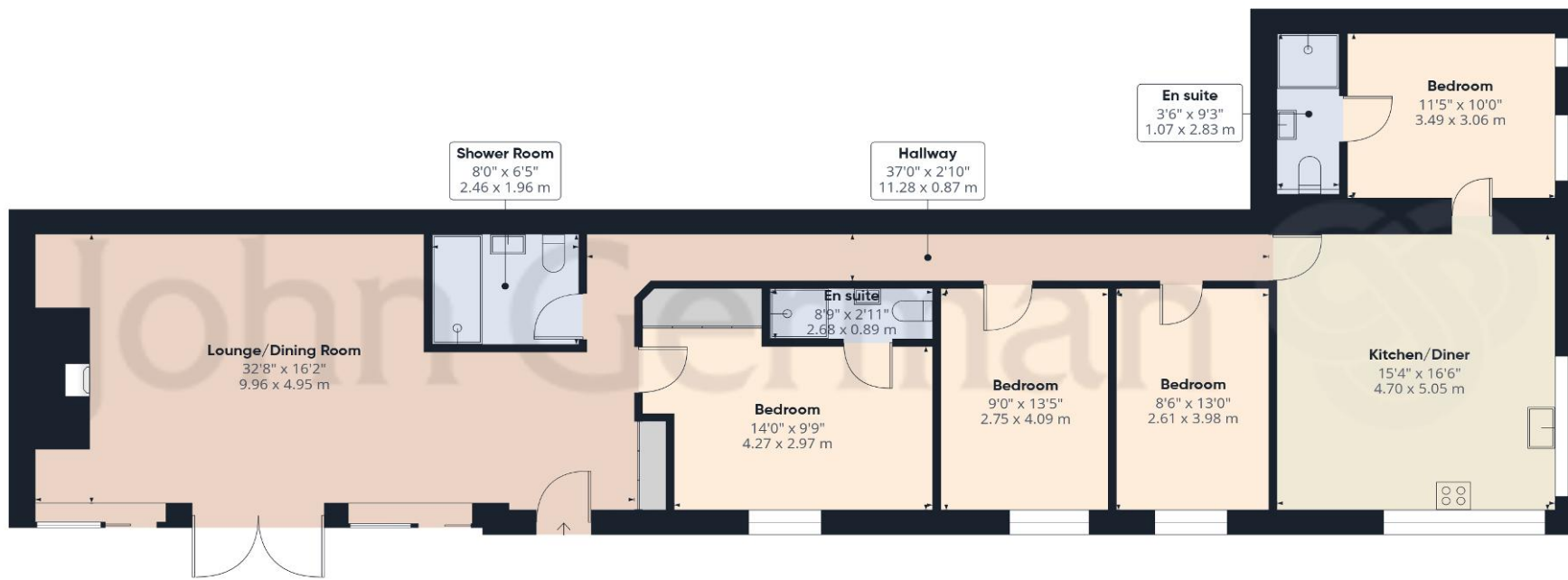
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20022026

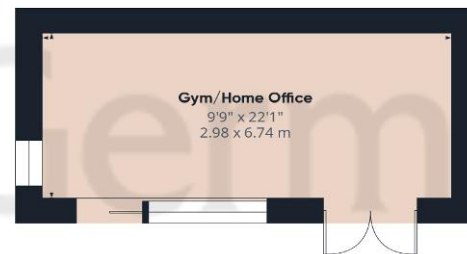






Ground Floor Building 1

Approximate total area⁽¹⁾
1663 ft²
154.3 m²



Ground Floor Building 2

(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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	73 C
39-54	E		
21-38	F		
1-20	G		

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