

# Thorneyfields Lane

Hyde Lea, Stafford, ST18 9BY

John  
German





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£650,000

A truly outstanding contemporary design, detached barn conversion which occupies a lovely location with stunning views from the rear aspect, yet convenient for the county town of Stafford. The accommodation is beautifully presented in a modern style.



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The entrance door opens into the reception hall which gives access to the kitchen and three double bedrooms. Two of these bedrooms are dual aspect and the second bedroom has a Jack and Jill bathroom with a door to the reception hall, and comprises bath, separate shower with both conventional and waterfall heads, WC, wash basin with integrated drawers beneath, vertical towel radiator, superb tiling and downlighting. The third bedroom is en suite and comprises spacious shower, wall hung wash basin and WC. The principal bedroom is situated off the main living area and boasts French style doors to the sun terrace, a walk-in wardrobe and an en suite comprising shower with conventional and waterfall heads, WC, wash basin and superb tiling.

The simply stunning, semi open plan living dining kitchen has a bespoke glass wall incorporating two glass doors, defining the areas. The kitchen is fitted with an extensive range of grey units with contrasting quartz work surfaces, recessed sink and a particularly impressive large island unit which again has quartz work surfaces and incorporates a dining bar and an induction hob, which has a built-in extending extractor. Other integrated appliances comprise two Bosch ovens, microwave, wine cooler and dishwasher. There is a recess for an American style fridge freezer (not included in the sale but may be available by separate negotiation). Off the kitchen is the utility, which has space and provision for a washing machine, further cupboards and work surface. The living area has the benefit of bifolding doors which lead out to a slightly elevated terrace, providing wonderful outdoor/indoor living space.

Outside, there are wrap around gardens, with one side featuring a lawn with a terrace and pergola providing excellent outdoor living and dining space. To the other side of the property is a further spacious lawned area, an ornamental pond and a home office which has power points and lighting, making for a beautiful place to work from home. Directly to the rear of the property, there is a raised sun terrace with bifolding doors to the main living area, and glass balcony which enjoys direct views over fields and beyond. To the front is a parking area for four to five cars with an EV charger.

The property was converted and finished in 2021 and has the benefit of a warranty by Advantage Structural Defects Insurance. There is underfloor heating and the advantage of solar panels.

The property enjoys a particularly lovely location surrounded by some beautiful Staffordshire countryside, yet so convenient for the county town of Stafford which is only a 10 minute drive away. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll, and Stafford has an intercity railway station where there are regular services to London Euston, some of which taking only approximately 1 hour 20 minutes.

**Agents notes:** There is no mains gas or mains drainage. The Land Registry document refers to rights, restrictions and easements and a copy of which is available upon request. The current Land Registry Title and Title Plan are incorrect as it shows the whole site. The Hemmel is awaiting its own registration and our clients have contacted Land Registry and have been informed it is in a queue.

**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:** Standard. **Parking:** Drive. **Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Private treatment plant situated in a neighbouring field. **Heating:** LPG 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/>

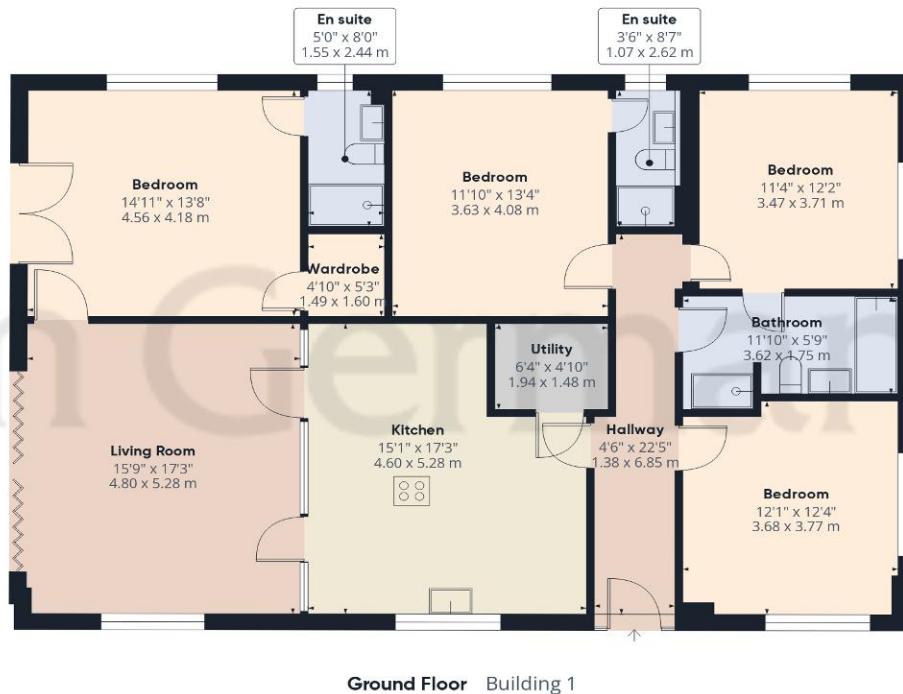
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24092025







Ground Floor Building 1

Approximate total area<sup>(1)</sup>

1570 ft<sup>2</sup>

145.8 m<sup>2</sup>



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.

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## 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.

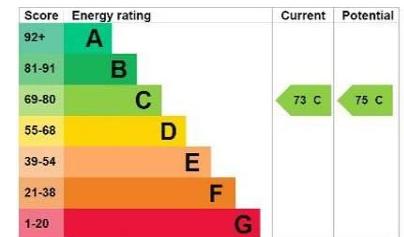
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



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