



THE HAYLOFT | FISHERWICK ROAD | TAMHORN | STAFFORDSHIRE |

Downes  
&  
Daughters  
ESTATE AGENCY



# THE HAYLOFT

FISHERWICK ROAD | TAMHORN | STAFFORDSHIRE | WS14 9JJ

£895,000

A truly exceptional barn conversion home in an idyllic canal side location, surrounded by rolling Staffordshire countryside on all sides, yet still only a short drive or picturesque canal side walk from the popular village of Whittington. One of only a handful of homes in the area to offer such sumptuous family accommodation on a plot of 0.27 of an acre, perfectly blending practical family living space with the opulent twists of grandeur that a building of this importance should possess. The accommodation, including an annexe conversion of the garage, extends to 3,304 square feet and is arranged over two floors with a faultless blend of modern open plan design contrasting elegantly with the inherent charm and history of the building. A clever 'reverse layout' allows all first floor receptions to enjoy the far reaching views over surrounding countryside. An elegant entrance hallway and floating landing provides a striking centre piece with a selection of usable spaces radiating from them. The first floor offers a dining room, living room with log burner and access to a striking balcony, sitting room or study space, utility room, cloakroom and impressive breakfast kitchen with central island, informal dining area and an impossibly attractive covered external staircase.

The ground floor is equally impressive with an opulent principal bedroom with vast amounts of fitted storage, a luxury en suite bathroom and two further bedrooms with fitted wardrobes are served by a family bathroom.

The real treat lies outside with a stunning garage conversion providing a vast entertaining room currently used as an office, a ground floor shower room and first floor bedroom. Beautiful lawned gardens of impressive proportions with stylishly planted and manicured borders and extensive patio seating areas and a gated private driveway providing parking for a number of vehicles.

Viewing is essential to appreciate the charming nature of this home and the enviable canal side location.



## GROUND FLOOR

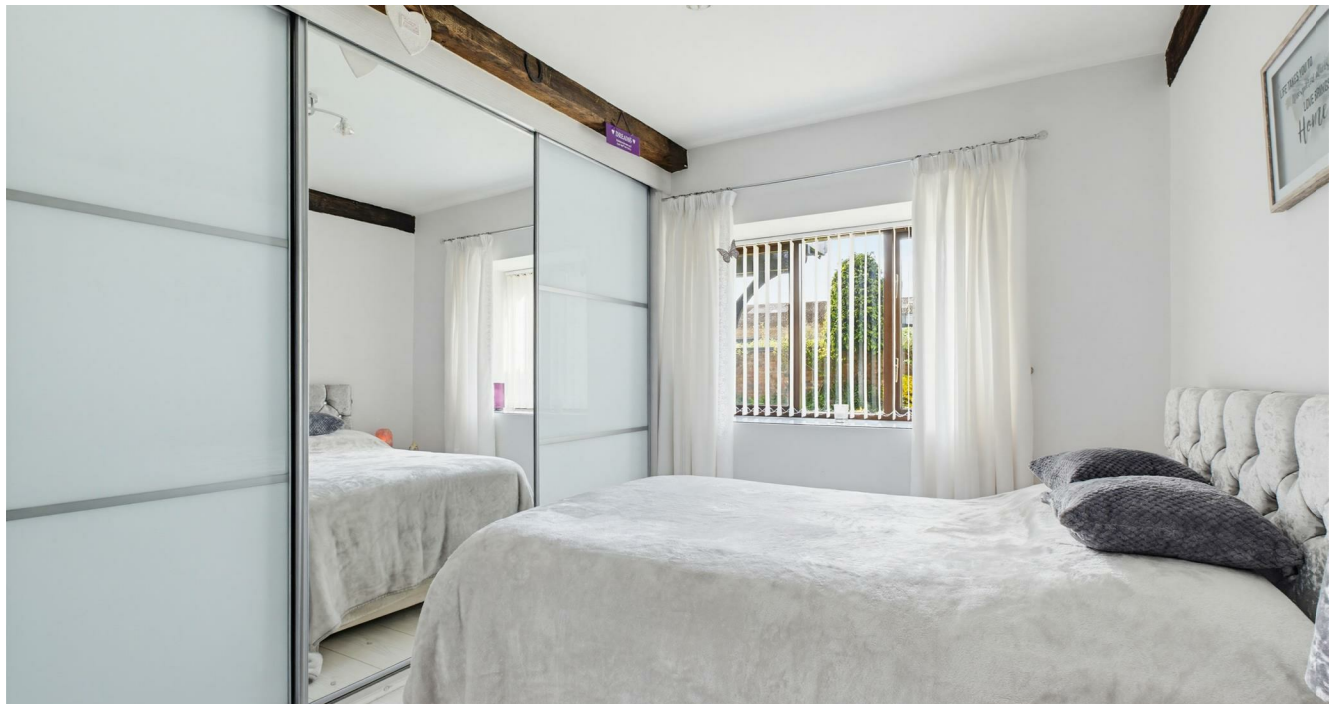
- Classic Barn Style Entrance Hallway With Spiral Staircase To First Floor
- Opulent Principal Bedroom Suite With Fitted Wardrobes
- Luxury En Suite Bathroom With Hexagonal Corner Bath, Walk In Shower & His 'n' Hers Floating Basins
- Bedroom Two With Extensive Range Of Fitted Wardrobes
- Bedroom Three With Fitted Wardrobes
- Family Bathroom





FIRST FLOOR (vaulted ceilings and delightful views to all rooms)

- Stairs Rise To Floating Open Landing Currently Used As Dining Room With Upper Half Of Classic Barn Windows
- Kitchen Breakfast Room With Central Island & Informal Dining High Level Table & Door To Enclosed External Staircase
- Utility Room
- Study/Sitting/Music Room Opening In To...
- Double Aspect Living Room With Inglenook Fireplace & Log Burner
- Stunning Balcony Leading Off The Living Room With Stunning Views Of The Canal & Surrounding Countryside







## WHY WE LOVE THIS HOUSE...

"The Hayloft has been our wonderful family home for over 16 years now, and it is with great sadness that time has come for us to move on. From the way the house embraces on entering, to the tranquillity of the fusion of water with nature, this is a very special home. Even sitting on the balcony watching the occasional Barge float past just adds to the splendour of the Hayloft.

As we have always said, everyday feels like a holiday living here".







## PARKING & GARAGE

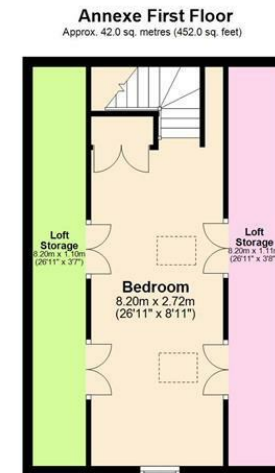
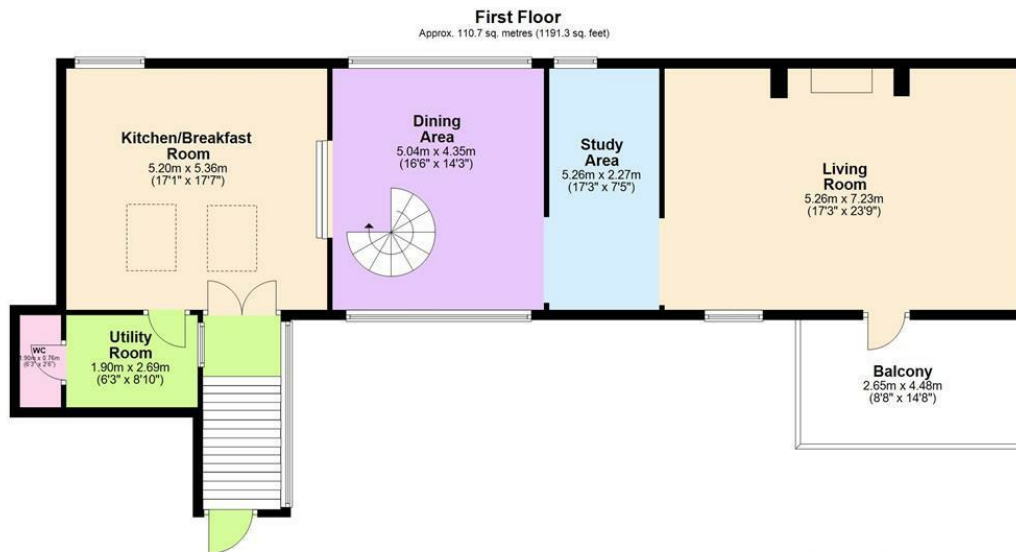
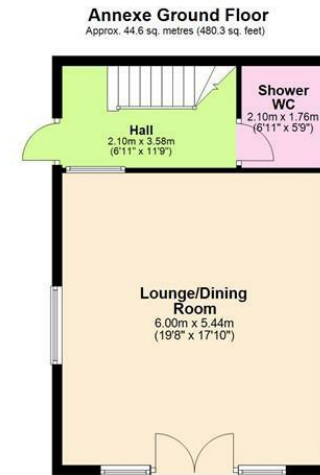
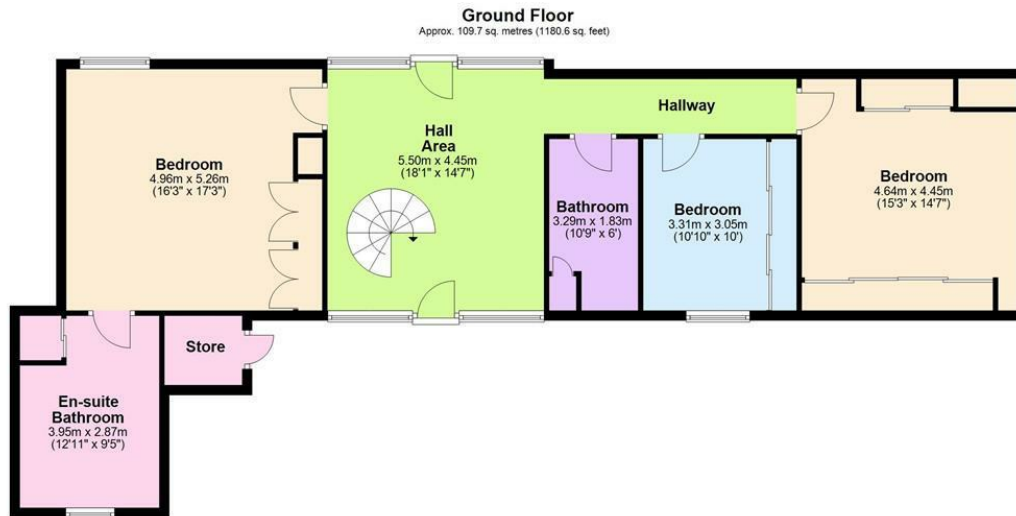
- Gated Private Driveway Parking For A Number Of Vehicles
- Detached Double Garage Conversion Providing...
- Large Reception Room With Previous Uses Including: Party Room/Games Room/Gym/Office
- Ground Floor Shower Room
- First Floor Bedroom With Vast Amounts Of Eaves Storage

## GARDENS

- Landscaped Wall Gardens On A Plot Extending To 0.27 Acres
- Neat Lawn & A Wide Selection Of Manicured Shrubs & Trees
- Extensive Patio Seating Areas & Stylishly Planted Borders
- Impressive First Floor Balcony With Delightful Views







Total area: approx. 307.0 sq. metres (3304.2 sq. feet)



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