

# Hill Lane

Leigh, Stoke-on-Trent, ST10 4PH

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£495,000



**Attractive attached barn conversion retaining a wealth of character and features providing deceptively spacious accommodation. Occupying a good sized plot extending to approximately 0.3 acre in total in a quiet courtyard setting in the rural hamlet of Middleton Green.**

Whether looking to move up or down the property ladder, or for a peaceful country retreat, viewing and consideration of this individual attached barn conversion is strongly recommended to appreciate the well-proportioned and versatile accommodation, incorporating four double bedrooms and an impressive open plan living dining kitchen with its high vaulted ceiling plus its exposed timber A-frame trusses. Occupying a surprising plot which extends to approximately 0.30 acre in total providing an excellent space for play, relaxation or a gardeners paradise depending on your needs.

Situated in the quiet rural hamlet forming part of the lovely community village of Leigh and within easy reach of its range of amenities including All Saints First School, the small post office, a recreational ground and village hall, the picturesque All Saints Church, and countryside walks in all directions. The surrounding towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance, as are the amenities found in the village of Tean. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

**Accommodation** - The heart of the home is the spacious, light and airy living dining kitchen with its high vaulted ceiling and original features including exposed A-frames and beams, dual aspect windows including skylights and wide French doors opening to the outside entertaining space plus ample space to arrange your furniture to suit your household's needs, with a focal log burner. There is a range of rustic base and eye level units with fitted worktops and an inset ceramic Belfast sink plus an island with an additional sink and mixer tap, space for a range stove with an extractor hood over and further space for a fridge/freezer. The tiled floor has underfloor heating, which runs through the entire ground floor. The separate utility room has fitted worktops with space for white goods, a window overlooking the rear garden and a door to a patio and driveway.

A hallway with a front facing window has doors opening to the three good sized bedrooms, all of which can accommodate a double bed and furniture, and all enjoying a view of the rear garden. The master extends to the full depth of the home and benefits from triple aspect windows.

Completing the ground floor space is the fitted family bathroom which has a white four-piece suite incorporating both a roll top bath and a separate shower cubicle with a mixer shower over.

A spiral staircase rises to a mezzanine sitting area overlooking the living dining kitchen, making an ideal study or reading area with a double-glazed skylight providing additional natural light. The landing has storage space in the eaves and a door leading to good sized bedroom which is also able to accommodate a double bed, with further storage space in the eaves and a double-glazed skylight overlooking the garden and countryside beyond. Finally, there is the fitted bathroom which has a white suite incorporating a panelled bath with feature mosaic tiling, plus a tiled floor and skylight.

**Outside** - To the rear and adjacent to the living dining kitchen is a lovely seating area with a timber pergola ideal for relaxing and al fresco dining, leading to the good-sized garden which is predominantly laid to lawn with natural beds and borders left to encourage wildlife, plus a vegetable garden and a variety of useful outbuildings/sheds. At the bottom of the garden there is a small orchard containing a variety of fruit bearing trees, plus block-built pens currently housing Dotty, Pearl, Maggie and Gus - the friendly pigs.

To the front there is a hard landscaped foregarden.

A right of access over the courtyard leads to a gravelled driveway which wraps around to the rear of the property via an electric 5-bar gate, providing off-road parking for several vehicles (EV charging point).

**W3W:** owls.dassmate.opposites

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private treatment plant drainage

**Heating:** LPG central heating

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

**Broadband type:** Fibre - 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:** East Staffordshire Borough Council / Tax Band D

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

**Our Ref:** JGA/24062026

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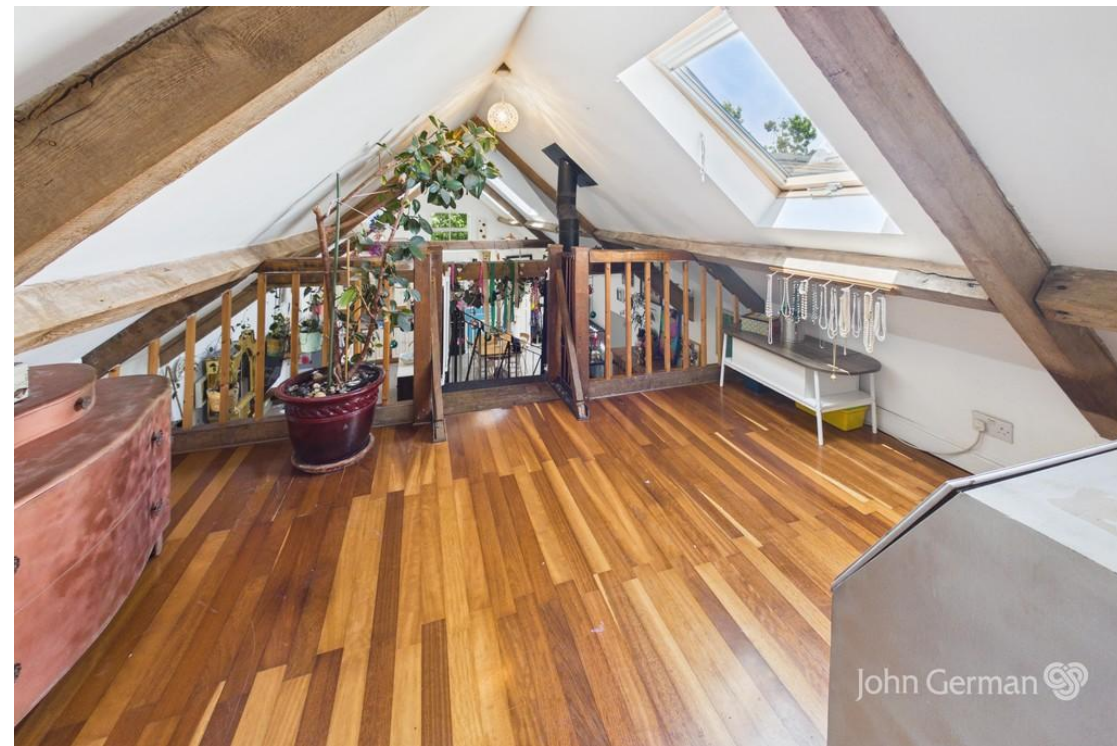
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AWAITING FLOORPLAN



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### Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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