



**Springfield Barn, Bradley Lane, Alton, Stoke-On-Trent.
ST10 4DQ**

welcome to

Springfield Barn, Bradley Lane, Alton, Stoke-On-Trent

Bagshaws Residential are delighted to offer For Sale this picturesque detached Hollington Stone Barn which RARELY COME TO THE MARKET and we suggest EARLY VIEWING to fully appreciate. Positioned with OPEN COUNTRYSIDE surrounding this is a perfect ready made Holiday Home.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Gated access to the property leads to off road parking for several vehicles and to:

Entrance Door:

Leading into:

Spacious Hallway:

Having vaulted ceiling; exposed beam; stairs to the first floor accommodation; central heating radiator; doors off to:

Lounge:

18' 4" x 10' 1" (5.59m x 3.07m)

Having feature exposed stone wall; Oak flooring; ceiling spot lights; central heating radiator; double glazed window to the front elevation.

Kitchen Diner:

18' 6" x 10' 4" (5.64m x 3.15m)

A bespoke fitted kitchen comprising Belfast style sink unit set in a base unit; further base, wall and drawer units; complementary work surfaces; Rangemaster cooker with five ring gas hob and cooker hood over; ceiling spot lights; central heating radiator; complementary wall and floor tiling; double glazed window to the front elevation; feature exposed stone wall.

Utility / Shower Room:

8' 7" x 5' 4" (2.62m x 1.63m)

Having shower cubicle with wall mounted shower; tiled flooring; central heating boiler; door leading out to the rear elevation.

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; tiled flooring; central heating radiator.

Stairs From The Hallway:

Leading to:

First Floor Mezzanine Landing:

Having two storage cupboards (not inspected); sky light window; doors off to:

Bedroom:

15' 11" x 10' 9" (4.85m x 3.28m)

Part restricted head height. With exposed beam; double glazed window to the side elevation; central heating radiator.

Bedroom:

11' x 10' 11" (3.35m x 3.33m)

Part restricted head height. Having exposed beams; double glazed window to the side elevation; central heating radiator.

Garden:

Gated access leads to the driveway which provides off road parking for several vehicles, paved pathway surrounds the property, lawned area with stone wall and timber fence boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.

Council Tax is currently deleted as this property is registered as a Holiday Let and we understand from our Vendor that this clause can be lifted for full residency by contacting Staffordshire Moorlands District Council.



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welcome to

Springfield Barn Bradley Lane, Alton Stoke-On-Trent

- Detached Hollington Stone Barn
- Perfect Holiday Home. Surrounded by Open Countryside
- Two Bedrooms. Bathroom. Utility/Shower Room
- Lounge. Kitchen Diner
- Lawned Garden. Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: Deleted

£370,500



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109710 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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