

The Bread Stores

Sandon Road, Hilderstone, Stone, ST15 8SF

John
German







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£525,000

A wonderful and totally unique Grade II listed property of exceptional character, providing spacious and flexibly planned accommodation including a fabulous contemporary style living and dining area with mezzanine above, and featuring numerous original features combined with a modern rustic design.

THE
BREAD STORES

The reception hall/sitting room has a traditional style fireplace, access to the cellar and stairs rising to the main first floor landing. This leads to a living room which is currently used as a gym, and a family room with fireplace and log burner, a door to the guest cloakroom, a door to the garden and a door to the kitchen.

The charming breakfast kitchen has an extensive range of units with wooden worksurfaces, exposed brickwork to one wall and feature original ladder style steps with built-in cupboards to the opposite wall. There is a large window and opening to the very impressive, contemporary style living and dining area which has bi-folding doors to the garden. Internal stairs rise to a first-floor mezzanine which has a study area and a landing leading to a double bedroom and a very well-appointed shower room with shower, WC and wash basin.

The main first floor landing leads to three large double bedrooms and a luxurious bathroom which has a freestanding bath, separate shower, WC and a wall hung wash basin.

Outside, there are two brick stores within a terrace style garden and a main garden area with a sun terrace and a slightly raised artificial lawn. There are three parking spaces off the shared and unadopted lane. The Bread Stores is situated within the heart of the village and within the conservation area.

Agents Notes: The property is Grade 2 Listed and with the conservation area.

The Land registry refers to rights and easements and a copy of which is available upon request

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

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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/05102026

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.

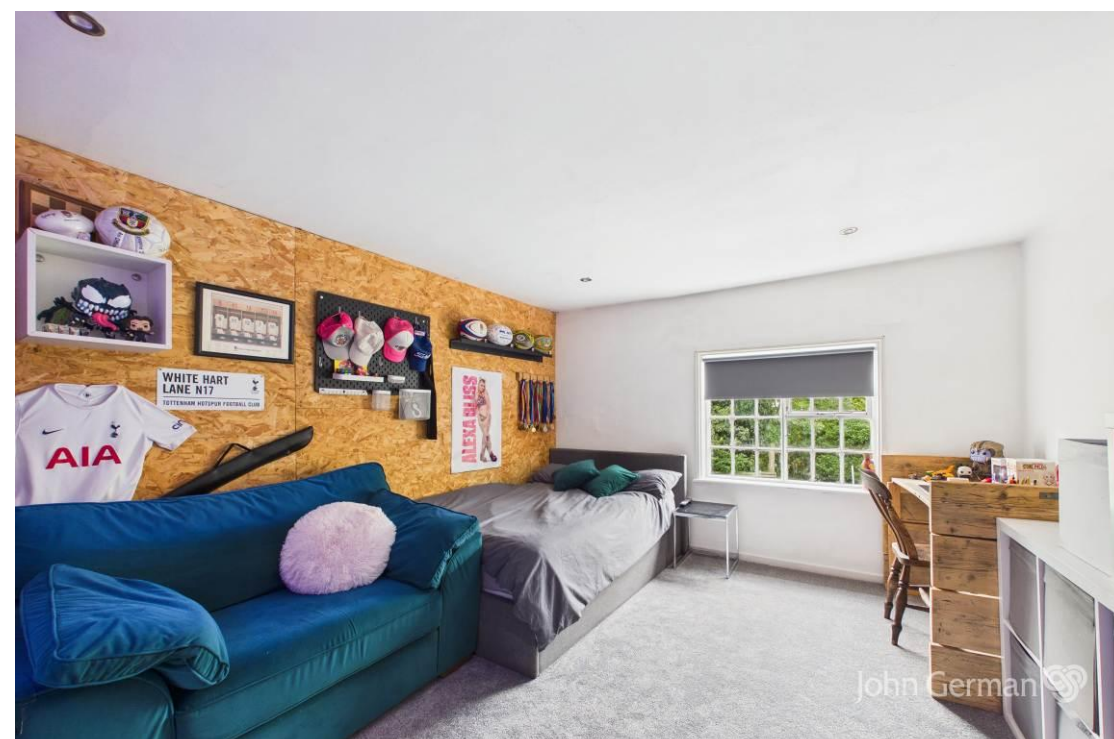
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

224.3 m²

2413 ft²

Reduced headroom

2.9 m²

31 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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The Bread Shop



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.

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		65 D
39-54	E	52 E	
21-38	F		
1-20	G		



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