

The Granary
Friesian Court | Barlaston | Stoke-on-Trent | Staffordshire | ST12 9AZ

FINE & COUNTRY

THE GRANARY

The Granary is a well-presented barn conversion, situated near the village of Barlaston and close to the market town of Stone. The accommodation comprises of 6 bedrooms, 4 bathrooms and 3 reception rooms including a separate office. All presented to a high standard with lovely views over open fields to the rear as well as off-road parking to the front and rear. In summary, this property is a spacious family character home situated in a popular location..



GROUND FLOOR

On entering The Granary you appreciate immediately the pleasant balance of the traditional styling and design of this well-presented barn conversion. The entrance hall gives the first glimpse with its exposed features on show, complimented by the open plan layout and a great place to receive family and friends. This leads through to the main reception with its 30ft plus size offering open plan living at its best but still retaining a cosy feel throughout. A multitude of features are on show, complimented by the natural light coming from the floor to ceiling windows overlooking the rear gardens and the feature fireplace as the focal point of the room. A lovely room to relax or entertain and creates a pleasant ambiance throughout. Equally impressive is the open plan kitchen, retaining the many character features throughout whilst having all the mod cons you expect for everyday living A natural place to congregate for an informal chat around the island. This leads nicely through to the dining area for more formal occasions but again is light and airy and having lovely views over the rear gardens via the bi-fold doors. A separate utility room sits off the kitchen and a downstairs cloakroom sits off the entrance hall.















SELLER INSIGHT

"The Granary has been our home for the past 21 years. It was originally my husband's grandfather's farm, so it had been in the family for generations. It was once a working dairy farm, and together we made the decision to convert five of the barns, one of which became the home we live in today. The renovation took two years, and so much love, care and hard work was poured into it."

"Over the years we have fully modernised the property while still keeping its character and charm. We have a beautiful inglenook fireplace which makes the house feel incredibly cosy, and one of our favourite features is the secret en-suite bathroom hidden behind a wardrobe. We also created a large pantry and utility space, which has been invaluable for family life. We are incredibly proud of what we created here."

"My favourite room in the house is the snug. During the day it is bright, airy and filled with light from the bi-fold doors and in the evenings, the lounge becomes wonderfully cosy with thanks to the inglenook fireplace."

"The gardens have been such a huge part of life here. They are large and thoughtfully divided into different "garden rooms". There is a rose garden, outdoor kitchen, hot tub area and summer house - each space offering something different depending on the mood or occasion. We also have a fenced pond with a peaceful Japanese-inspired area, and a stunning rose garden filled with David Austin roses that we will be so sad to leave behind."

"The Granary has always been a wonderful home for entertaining. We have hosted bonfire parties, amazing barbecues, afternoon teas for the WI, family celebrations and countless gatherings over the years. With plenty of bedrooms, it naturally became the place where everyone came together."

"The community here is incredibly friendly and supportive - everyone knows each other and is always willing to help. It feels very safe and has been the most amazing place to raise a family. There is such a strong community spirit, with a thriving village atmosphere and so much to get involved in, from walking groups and women's institutes to film nights, fitness classes and events at the village hall. There are lovely canal walks, local shops with everything you could need, sports clubs, clubhouses and even a regular mobile library, which always felt like such a lovely touch."

*"What I will miss most is, quite simply, everything. The Granary has been the most wonderful family home and holds so many special memories for us. It's the kind of village that people rarely want to leave, and I think that says everything about how special it really is."**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













FIRST FLOOR

There are 6 bedrooms on this floor with the master bedroom have its own fitted wardrobes and en-suite facilities, as does bedroom 2. The remaining bedrooms are equally impressive and well presented. This is complimented by 2 further bathrooms, ideal for children or guest use.

























OUTSIDE

The gardens to the rear are mainly landscaped with patio areas adjacent to the rear of the property, offering many seating opportunities with a covered barbecue and entertainments area as well as a substantial water feature and walking bridge behind secure child friendly fencing. There is also a further substantial lawned section with rear access for vehicles, offering multiple off road parking opportunities. To the front there is off-road parking separated from the front gardens.

















LOCATION

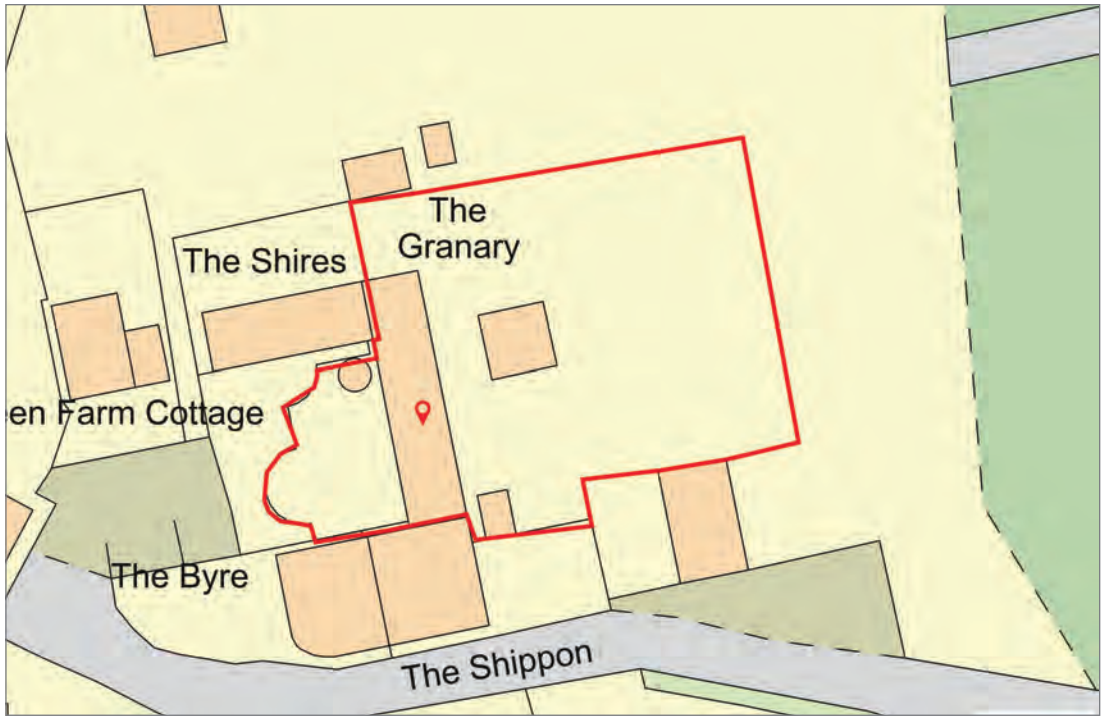
The Granary is situated close to the village of Barlaston and in easy reach of the market town of Stone. Access to train stations is via Stafford or Stone and with easy reach to London within 1 hr 30 mins, Birmingham 30 mins and Manchester 1 hour.



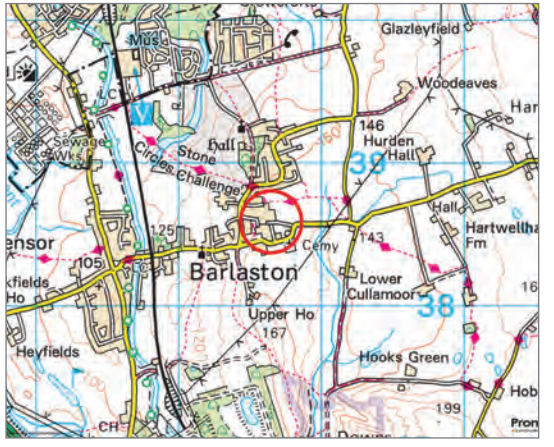












INFORMATION

Services, Utilities & Property Information
Tenure: Freehold
Council Tax Band: F
Local Authority: Stafford Borough Council & Staffordshire County Council
EPC Rating: B (Valid until 21 April 2036)
Property Construction: Standard (Barn Conversion)
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Mains Gas
Broadband: FTTC Superfast Fibre Broadband connection available. We advise you to check with your provider.
Mobile Signal/Coverage - 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Parking: Off Road Parking (Rear & Front)

Special Notes: The Title Register contains Restrictive Covenants. Please speak to the Agent for further information.
Total Internal Floor Area: 2896 sq ft

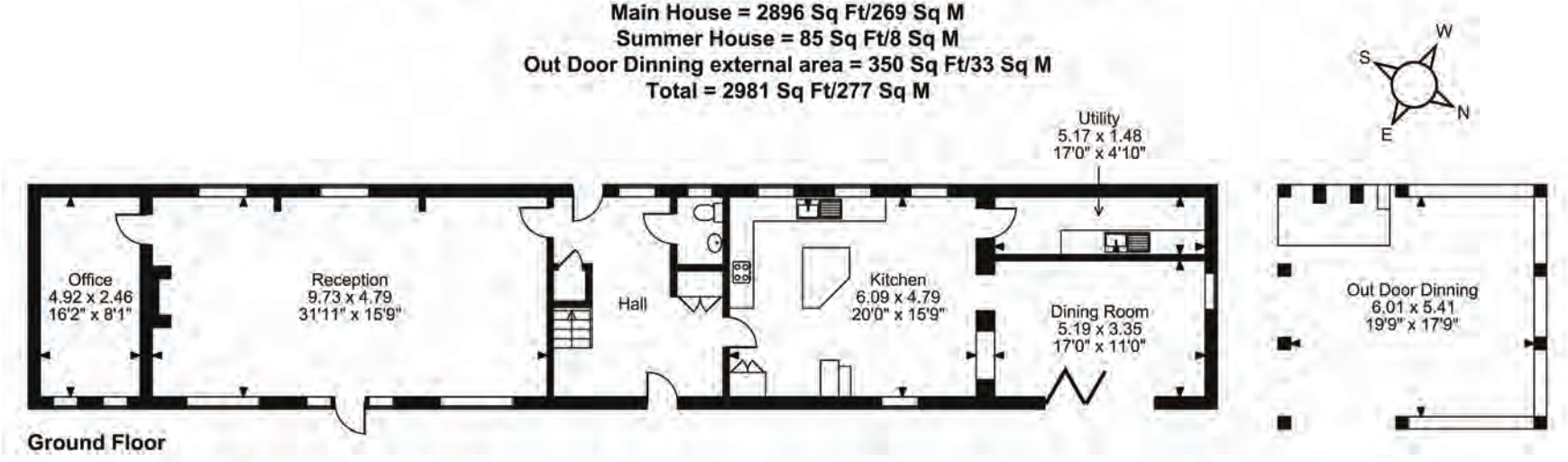
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number +44(0)1889 228 080

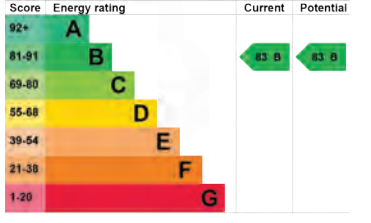
Opening Hours
Monday to Friday - 8.00 am – 8pm
Saturday - 9.00 am - 4.30 pm
Sunday – 9.00am - 4pm

Offers over £950,000

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Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.
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The Granary Friesian Court, Hartwell Lane, Barlaston, Stoke-on-Trent
Approximate Gross Internal Area
Main House = 2896 Sq Ft/269 Sq M
Summer House = 85 Sq Ft/8 Sq M
Out Door Dinning external area = 350 Sq Ft/33 Sq M
Total = 2981 Sq Ft/277 Sq M





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The position & size of doors, windows, appliances and other features are approximate only.
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Property Redress

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FINE & COUNTRY



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK
PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY FOUNDATION

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