

Bower Court

Bower Lane, Rugeley, WS15 2TP

John German





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£750,000

A truly outstanding barn conversion which is partly attached and situated in a small exclusive development enjoying quite magnificent, far-reaching elevated views. The property is appointed to such a high standard and has a wonderful blend of traditional features with contemporary influences.

The property offers a welcoming introduction into an exceptionally spacious, elegant lounge with both a dining and sitting area, having a vaulted ceiling with exposed beams, inglenook fireplace with a cast log burner, a flagstone floor and deep windows to the front enjoying wonderful views. There is underfloor heating throughout, via a Daikin air source heat pump. A rear hall area leads to a superb dining kitchen, which again has a vaulted ceiling with exposed timbers incorporating a Velux roof light and is dual aspect with magnificent views. The kitchen is fitted with an attractive range of units with granite work surfaces having a recessed Belfast style sink, plus an integrated induction hob, split-level oven, microwave and dishwasher. The large island has further fitted cupboards and granite worktops, with a wooden dining bar. Please note, the fridge freezer is not included in the sale. There are part panelled walls, wood flooring and feature exposed brickwork to one wall.

There are four bedrooms in total, the front facing bedrooms all enjoying those wonderful views. The principal bedroom has built in wardrobes and a splendid en suite with exquisite tiling, wash basin with integrated cupboard beneath, WC and a shower with both conventional and waterfall heads. The second bedroom has a vaulted ceiling and a beautifully appointed shower room incorporating a shower with both conventional and waterfall heads, wash basin with integrated drawers, splendid tiling, WC and towel radiator. The luxurious family shower room has striking blue tiling to the wet area with both conventional and waterfall heads, wall hung wash basin with integrated drawers beneath and WC.

Outside, the property enjoys a truly enviable location boasting far reaching views. There is a mature and well stocked garden immediately to the front and side of the property, with a paved entertaining area, in addition to a log cabin, ideal for a gym or home office. There is parking for three or four cars, plus a small paddock area, making an excellent football or cricket pitch for children!

The location is very convenient, being only a few minutes' drive of the A51 which serves the cathedral city of Lichfield and county town of Stafford. There is an intercity railway station at Rugeley Trent Valley. Cannock Chase, An Area of Outstanding Natural Beauty, is a 20 minutes' walk or short drive away. There are M6 junctions at Stafford and the M6 toll road at Lichfield.

Agents notes: The front photograph was taken from a neighbouring field.

The property is attached to a neighbouring barn.

The Land Registry document refers to rights, covenants and easements and a copy is available upon request.

There is no mains gas to the property.

There is a neighbouring gas tank located below ground within the paddock belonging to this property.

The physical boundaries on site appear to be correct however we believe the current Land Registry plan does not reflect this correctly. Our clients are currently looking into this matter.

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: Traditional. **Parking:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains.

Heating: Daikin air source heat pump with underfloor heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

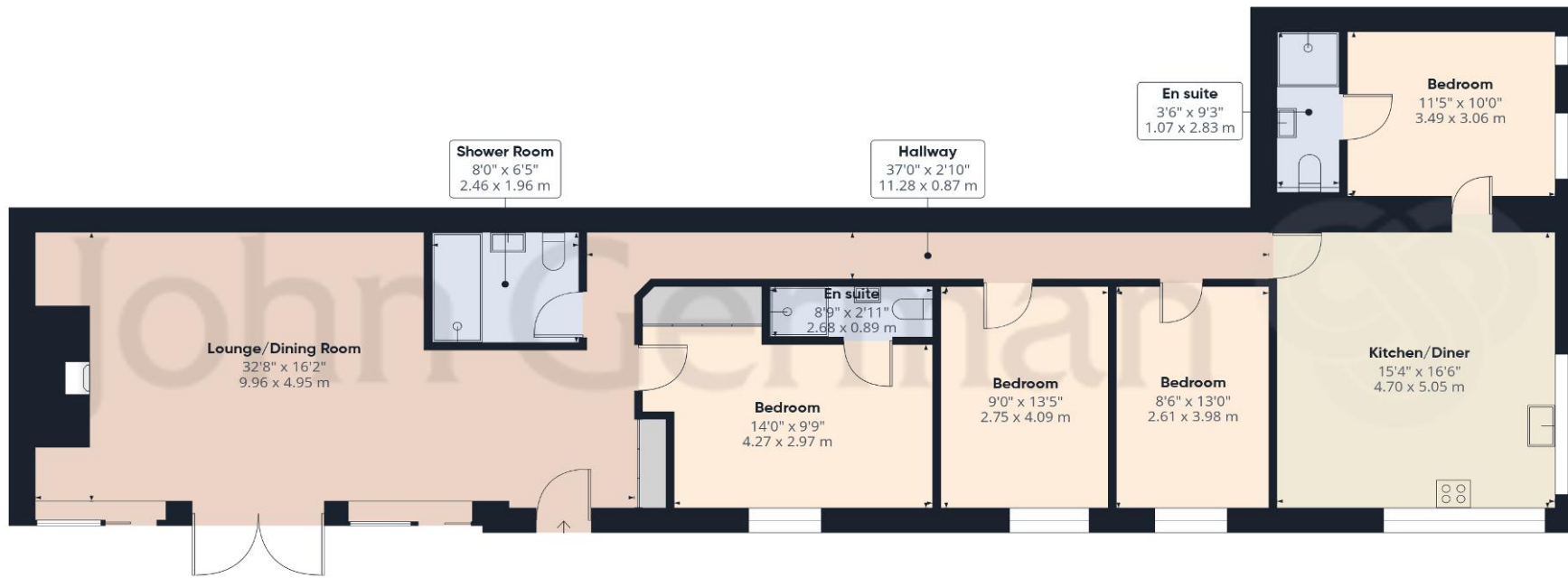
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20022026





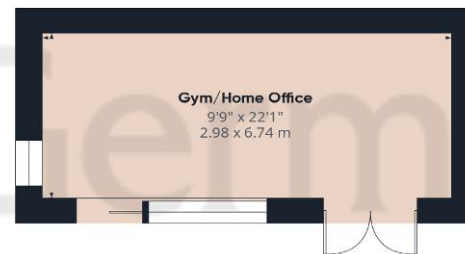


Ground Floor Building 1

Approximate total area⁽¹⁾

1663 ft²

154.3 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

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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Agents' Notes

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