ABODE
SALES & LETTINGS

Nobut Road, Leigh, Staffordshire, ST10 4QH

£719,950



https://www.abodemidlands.co.uk







A magnificent two-storey attached barn conversion of exceptional character, positioned on the rural fringes of the Staffordshire village of Leigh. Extending to approximately 2,100 square feet, the property rewards those who step inside with a wealth of retained original features — exposed beams, vaulted ceilings, and quality oak joinery throughout — complemented by high specification finishes including underfloor heating and an electric AGA stove in the kitchen

The welcoming reception hall opens to a spacious dual-aspect living room with a log-burning stove set on a blue brick hearth and French doors to the garden. The impressive breakfast kitchen runs the full depth of the home, fitted with granite worktops, a central island, and a double Belfast sink, with a well-appointed utility room alongside. A dedicated study completes the ground floor.

To the first floor, four generous double bedrooms are arranged along a vaulted, skylit landing. The two principal bedrooms each benefit from a private en suite, while a superb family bathroom offers both a corner bath and a separate double shower cubicle.

Outside, a stone terrace and wraparound lawned garden provide a private and well-planted setting with open countryside views. A double driveway and private garage with a further parking space complete the picture.

The village of Leigh offers a school, post office, public houses and church, with Uttoxeter town close by and the A50 providing swift motorway access. Internal inspection is strongly advised.

EPC: C — Council Tax Band F — East Staffordshire Borough Council
what3words: ///engaging.quiet.fabric

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Kitchen/Diner
A stunning and characterful kitchen diner, appointed to an exceptionally high standard throughout. Featuring a double-glazed window to the rear elevation, the room boasts a range of matching base and eye-level storage cupboards and drawers, complemented by beautiful granite worktops and a bespoke electric AGA — a true centrepiece for any discerning buyer. A double-glazed window to the front elevation floods the space with natural light, whilst additional units to the rear provide further storage. Exposed beam work rises to the ceiling, finished with recessed spotlighting, an extractor fan, an integrated dishwasher and fridge and a double ceramic Belfast sink with mixer tap.

Dining Room
Leading seamlessly from the kitchen, the dining room offers a wonderful sense of space and versatility. A partly obscured double-glazed door opens to the rear elevation, whilst a range of windows ensures the room enjoys an abundance of natural light throughout the day. Exposed beam work to the ceiling adds considerable character, and a bespoke solid oak latch door provides charm and authenticity. The space flows effortlessly from the kitchen, creating an ideal open-plan living arrangement or an equally impressive private dining space to suit the needs of the most discerning of buyers.

Cloaks/W.C.
A well-presented ground floor WC comprising tiled flooring throughout, a low-level WC and wash basin with tiled splashback. Finished with recessed spotlighting to the ceiling, exposed beam work and an extractor fan.

Utility Room
A practical and well-appointed utility room, accessed via a part double-glazed entry door with a double-glazed window to the front elevation. The room mirrors the quality of the kitchen, offering matching base and high-level storage cupboards and drawers with granite drop-edge preparation surfaces and complementary tiling. Integrated appliances include a ceramic Belfast sink with mixer tap, space for an American fridge, and plumbing for freestanding under-counter white goods. Exposed beam work rises to the ceiling with spotlighting throughout, and further practical features include a smoke alarm, thermostat, oil gauge and a range of built-in fitted cloak storage. An internal door leads to the WC.

W.C.
A second convenient WC featuring a low-level WC with continental flush, a floating wash basin with mixer tap and tiled splashback. Timber trusses to the ceiling add a charming rustic touch, complemented by an extractor fan.

Study
A wonderfully versatile study space, enjoying a double-glazed window to the rear elevation. Exposed beam work to the ceiling lends the room real character, whilst a useful under-stairs storage cupboard ensures practicality is not overlooked.

Lounge
A truly impressive reception room of considerable character and comfort. Two double-glazed windows to the rear elevation are accompanied by a set of double doors opening directly onto the patio, framing beautiful open field views beyond. The focal point of the room is a superb cast iron log-burning fireplace, set against an exposed brick backing with a tiled hearth, sandstone surround and a solid timber mantle. Exposed beam work and trusses rise to the ceiling, enhanced by a feature brick wall, with a TV aerial point also provided.






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Bedroom One

A principal bedroom of genuine distinction, enjoying a double-glazed window to the side elevation which frames far-reaching views across open agricultural land. The room features a striking vaulted ceiling with an open ceiling space, exposed trusses and beam work, creating a wonderfully light and airy atmosphere. A comprehensive range of built-in fitted wardrobes with solid oak double doors provides excellent storage, further complemented by a central heating radiator and telephone point. An internal door leads to the en-suite.

En-suite

A beautifully appointed en-suite shower room, featuring a double-glazed Velux window to the ceiling. The three-piece suite comprises a low-level WC, a corner shower cubicle with complementary tiling to wall coverings, and a wash basin with mixer tap. A feature exposed brick wall adds considerable charm, finished with an extractor fan, heated towel rail and shaving point.

Bedroom Two

A superb and characterful bedroom benefitting from a double-glazed Velux window to the ceiling and a further double-glazed window to the front elevation. Exposed A-frame beam work rises to a vaulted ceiling with open trusses, and an internal glass skylight to the en-suite wall adds a particularly unique architectural detail. Access to the en-suite is provided via a solid oak latch panel door.

En-suite

Serving the second bedroom, this well-appointed three-piece shower room suite comprises a low-level WC, a pedestal wash basin with mixer tap and a shower cubicle with complementary tiling to wall coverings. Finished to a high standard with a chrome heated towel radiator, exposed trusses to the ceiling, an extractor fan and a double-glazed skylight.

Bedroom Three

A comfortable and characterful bedroom featuring a double-glazed window to the front elevation beneath an impressive vaulted ceiling with exposed oak trusses. An internal glazed sky window and central heating radiator complete the room.

Bedroom Four

A well-proportioned bedroom enjoying a double-glazed window to the front elevation, a vaulted ceiling with exposed oak trusses, an internal glazed sky window and a central heating radiator.

Bathroom

A generously proportioned family bathroom, appointed to an excellent standard throughout. The four-piece suite comprises a low-level WC with continental flush, a pedestal wash basin with mixer tap, a bath with showerhead attachment and mixer tap set against complementary tiling to both floor and wall coverings, and a double shower cubicle with sliding glass door and waterfall showerhead. Exposed beam work to the ceiling is complemented by an extractor fan and a cream heated towel radiator alongside a further central heating radiator. Exceptionally generous storage is provided by built-in cupboards with a range of shelving and additional overhead storage space.

Outside

A natural stone terrace wraps the front and side of the home, providing a generous space for outdoor dining and entertaining, framed by well-stocked raised borders and mature planting. The garden continues around the property, predominantly laid to lawn and enclosed by established hedging, with a further shaped bed adding seasonal interest and colour.

To the front, a double-width driveway offers ample off-road parking. Across the shared courtyard access, the property's garage — part of a detached block of three — sits closest to the home, measuring approximately 5.8m x 2.6m, with double timber doors, power and light, and a pull-down ladder rising to a useful store room and workshop above. A gated enclosure adjoining the garage block houses the oil tank.

AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations


Bedroom One


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Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


Bedroom Three
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Bedroom Four
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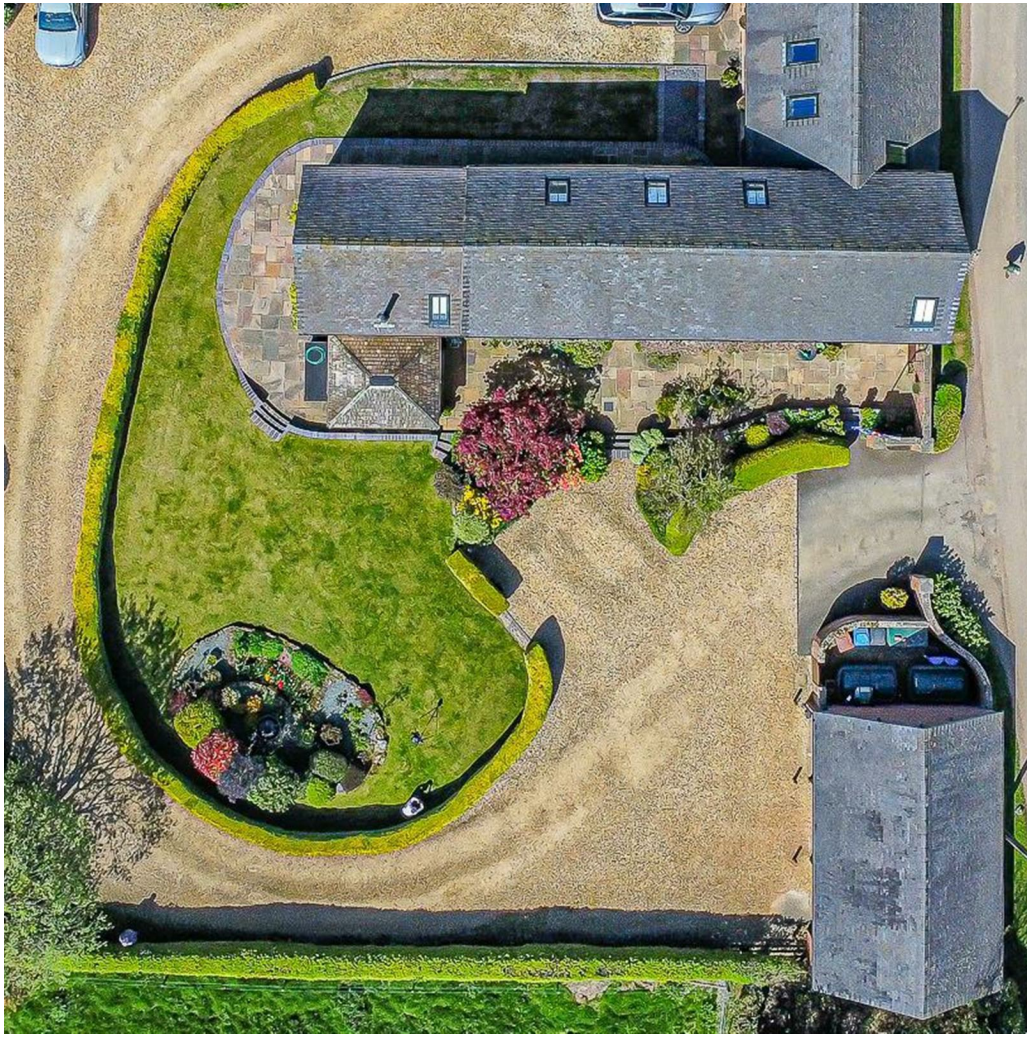














Floor 0





Floor 1

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Approximate total area(1)

188.3 m²

2027 ft²

Reduced headroom

0.1 m²

2 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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