

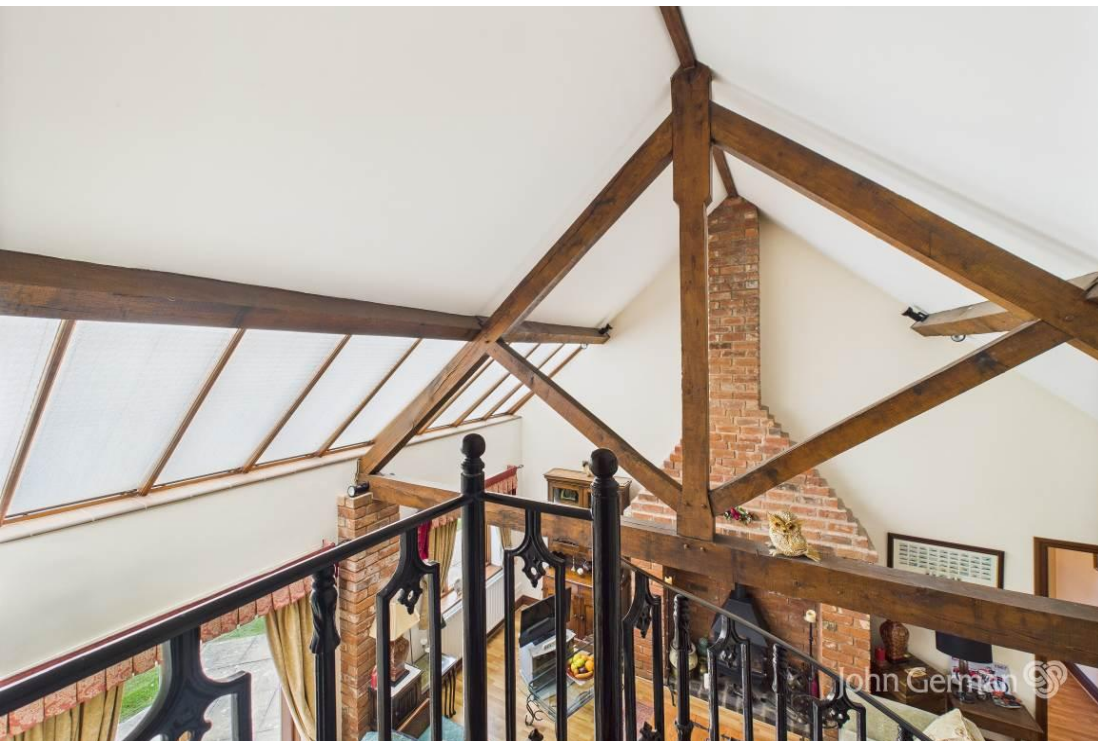
Trussell Grange

Acton Trussell, Stafford, ST17 0NZ

John German



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£595,000

A very appealing and deceptively spacious Grade II listed barn conversion retaining gorgeous character features and enviably located on the village fringe with wonderful countryside views.

The popular village of Acton Trussell is a desirable location for all ages and is home to the highly regarded Moat House Hotel & Restaurant. The village itself is conveniently positioned for commuters being only a short drive from the county town of Stafford which has an intercity railway station offering regular services to London Euston in approximately one hour and twenty minutes, and only just over an hour to Manchester Piccadilly. Nearby road links include junction 13 of the M6 and for schooling the village lies in the catchment area for All Saints Primary School in the nearby village of Bednall together with the highly regarded Walton High School for secondary pupils.

Accommodation - A glazed front door opens into the reception hall that has an attractive laminate floor and exposed feature brickwork. Off the hall is a cloakroom with fitted WC and wash basin, tiled floor and surrounds along with the wall mounted gas boiler.

The kitchen has a rustic arrangement of base units, drawers and wall cupboards surmounted by worktops having an inset 1.5 composite sink and mixer taps, tiled splash backs, recess with tiled splash back for a range style cooker with extractor hood over (cooker available by separate negotiation), along with further concealed spaces for a fridge freezer and dishwasher (these appliances equally could be purchased by separate negotiation). There is a tiled floor and worktop lighting. Adjacent to the kitchen is a separate dining or breakfast room which has tiled flooring and double glazed French doors leading directly out into the wonderful garden. Off this is a separate utility room which again has tiled flooring, base units with worktops and inset stainless steel sink with tiled splash back, appliance spaces with plumbing for an automatic washing machine and cupboard housing the pressurised hot water system together with a water softener/filter system.

There is a fabulous character lounge/living room with a high vaulted ceiling having wonderful exposed roof truss and a part ceiling glazed feature having fitted blinds. A large brick fireplace has an inset gas fired log burner on a brick hearth with beam over, laminate flooring runs underfoot and double glazed French doors and windows overlook the garden. A wrought iron spiral staircase leads up to the spacious master bedroom which has exposed timbers, a large velux roof light with far reaching field views along with a range of quality fitted wardrobes, drawers, cupboards and TV cabinets. Leading off is an ensuite bathroom which has a bath with mixer taps and shower attachment, WC, pedestal wash basin, tiled walls, exposed purlins and velux roof light.

Returning to the ground floor where off the living room an inner hall gives access to two further bedrooms that could be used as a study or television room etc along with a bathroom which has a tiled floor and walls, a bath with inset mixer tap and shower, pedestal wash basin and WC.

From this inner hall, there is a built in cupboard below the staircase rising to the first floor landing which services an attractive double bedroom that has exposed purlins and useful eaves storage.

The property forms part of a superior barn conversion setting that is approached via a private driveway leading to a extensive block paved parking area that gives access to a double garage which has twin doors, power and light. These being situated to the rear of the development and adjacent to open countryside.

The barn sits in a plot of 0.26 of an acre overlooking countryside to two sides with spacious patio areas, extensive lawns enclosed by boundary hedging, a useful kitchen garden area with shed and raised beds together with apple trees. There are outside lights and a garden tap.

Agents note: The property is Grade II listed.

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

Please note: Communal service charge of approx. £40 per calendar month. The property is equipped with a water softener system. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Heating: Mains

Sewerage: Communal septic tank system

(Purchasers are advised to satisfy themselves as to their suitability).

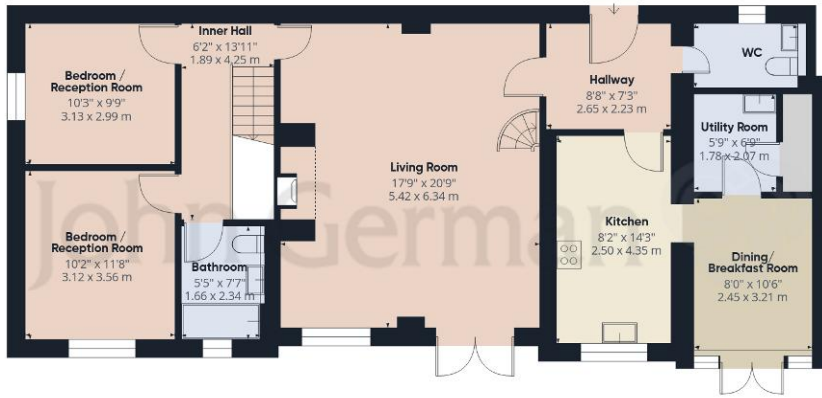
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Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Staffordshire Council / Tax Band F



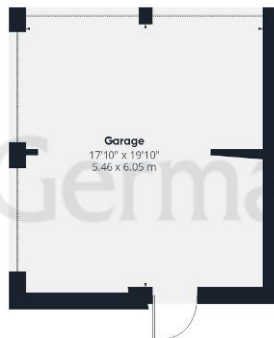




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1866 ft²

173.3 m²

Reduced headroom

403 ft²

37.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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