



Helping *you* move



2 Oulton Farm Barns, Oulton Lane, Norbury, ST20 0NL

A charming, traditional Barn Conversion, which enjoys a wonderful rural setting whilst remaining easily accessible. The property has spacious and well-balanced accommodation and an abundance of character with exposed timbers beam and brickwork, together with Parking for up to Four Vehicles

**Offers Over
£550,000**

2 Oulton Farm Barns, Oulton Lane, Norbury, ST20 0NL

Overview

- A Wonderful and Charming Barn Conversion
- Located in a Lovely Rural Setting, whilst Easily Accessible
- Offering Spacious Accommodation
- Farmhouse Style Kitchen, Utility
- Generous Sitting Room with Log Burner
- Large Dining Room
- Plenty of Parking
- En-Suite
- Family Bathroom with Roll Top Bath
- Extensive Gardens to Front and Rear
- Workshop, Shed and Summerhouse
- Council Tax Band E
- EPC Rating C



BRIEF DESCRIPTION

A charming traditional Barn Conversion, full of character with exposed timber beams and brickwork, and featuring a striking blue brick staircase that is a real focal point of the home. The property enjoys a wonderfully rural setting whilst remaining easily accessible for both Newport and Eccleshall. Offering spacious and well-balanced accommodation, the layout comprises: A Central Entrance Hall, Ground Floor WC, a very generous Sitting Room with a log-burning stove, a large Dining Room, a beautiful Farmhouse Style Kitchen, and a useful Utility Room. The impressive blue brick staircase rises to a long landing, giving access to Four delightful Bedrooms, including a Principal Bedroom with En-Suite, along with a well-appointed Family Bathroom.

LOCATION

Oulton Farm Barns is in a wonderful rural location within the village of Norbury and close to Norbury Junction, a local tourist spot with it's lovely canals and The Junction Inn Pub, which is just a 20 minute walk or 3 minute drive away.

The property is between the two market towns of Eccleshall (6.1 miles and Newport (5.1 miles). Newport is the bigger of the two towns and had a busy High Street with a good mix of cafes, shops, boutiques, super markets and sports clubs. Stafford Station with it's mainline connections to Manchester, Birmingham and London is 10.4 miles away - and the A5 for the M6 South/M54 and M6 North J14 are both approximately 10 miles away.



Your **Local** Property Experts
01952 820 239

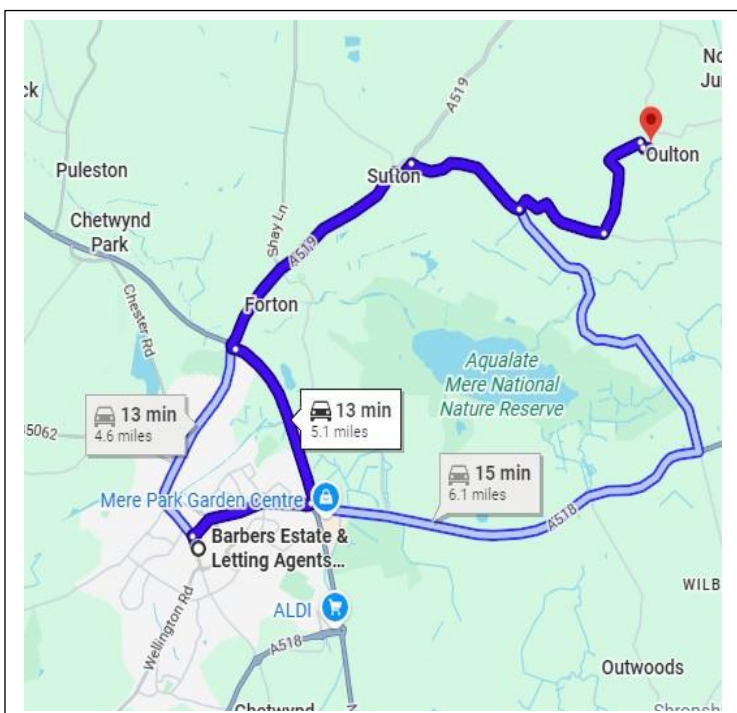


USEFUL INFORMATION: TO VIEW THIS PROPERTY:

Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that the property has mains electricity, mains water, oil fired central heating and septic tank drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



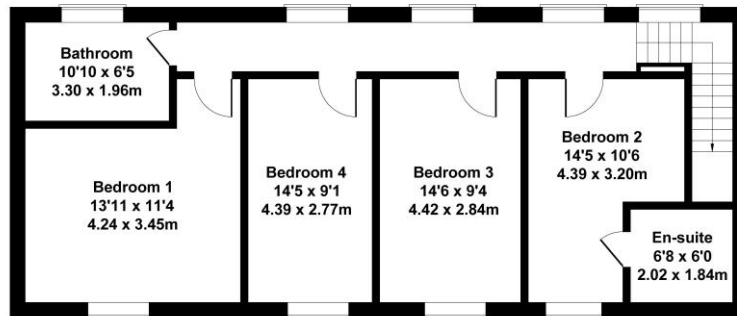
DIRECTIONS: From Newport, take the A518 in the direction of Eccleshall, upon reaching the crossroads at Sutton, turn right, head out on this road, signposted Gnosall and then after about two miles, turn left, signposted Norbury, carry on along this road and after about one mile and you have reached the property on the right hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

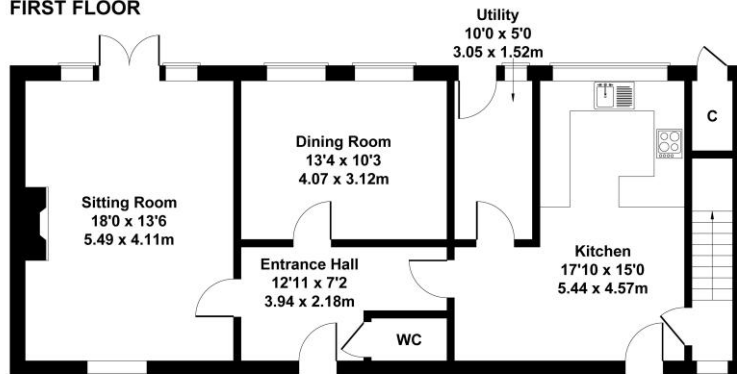
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

2 Oulton Farm Barns

Approximate Gross Internal Area
1668 sq ft - 155 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.