



**Owls Hoot Barn, Consall, Wetley, Rocks, Stoke-On-Trent.
ST9 0AE**

welcome to

Owls Hoot Barn, Consall, Wetley Rocks, Stoke-On-Trent

Bagshaws Residential are proud to market this stunning modern open plan barn conversion set within approx 26 acres (not verified) nestled in peaceful rural surroundings offering countryside living with expansive views, privacy and versatile land suitable for a range of lifestyle or equestrian uses.



Access to the property is gained via a long private expansive driveway leading to:

French Doors:

Leading into:

Open Plan Living Kitchen Diner

29' max x 15' 5" (8.84m max x 4.70m)

Having vaulted ceiling with exposed A frame beams; Oak flooring; two further sets of French doors; five feature arch shaped windows; central heating radiator; Rangemaster cooker with gas hob and cooker hood over; range of bespoke wall, base and drawer units; sink and drainer; island unit with cupboard and drawers; complementary wall and floor tiling; integrated fridge; plumbing for dishwasher; opening to:

Inner Hallway:

With step up and doors off to:

Utility / Shower Room:

11' 5" max x 8' max (3.48m max x 2.44m max)

Having shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc; heated towel rail; tiled flooring; plumbing for washing machine; further appliance space; window; central heating boiler; spot lights.

Bedroom One:

16' 2" x 7' 10" (4.93m x 2.39m)

Having French doors leading out to the garden; window to the side elevation; central heating radiator; spot lights; door leading into:

En Suite Bathroom:

12' 2" max x 5' 9" (3.71m max x 1.75m)

Having Jacuzzi bath with wall mounted rain style shower over and side screen; wash hand basin set in a vanity unit; low level wc; complementary wall and floor tiling; heated towel rail; spot lights.

Bedroom Two:

15' 7" x 10' (4.75m x 3.05m)

Having window to the side elevation; door leading out to the side elevation; spot lights; central heating radiator.

Attached Barn:

22' 6" x 15' 2" (6.86m x 4.62m)

With door and window.

Cow Shed:

18' 4" x 15' 11" (5.59m x 4.85m)

With window.

Grounds:

Set in 26 acres (not verified) of land which incorporates fields, paddock and pond.

Immediately surrounding the property are attractive Indian sandstone paved patio areas with timber fence boundaries having gravel borders and corner shrub planting area.

Tractor Shed:

27' x 20' (8.23m x 6.10m)

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Owls Hoot Barn, Consall, Wetley Rocks, Stoke-On-Trent

- Idyllic Individual Barn sitting in a plot of 26 acres (not verified)
- Incorporating Fields, Paddock and Pond
- Rural Setting
- Two Bedrooms. En Suite Bathroom. Shower/Utility Room
- Open Plan Living Kitchen Diner with Bespoke units

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR110139



Property Ref:
UTR110139 - 0003

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