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ESTATE AGENCY GROUP

The Sycamores, New Road, High Onn, Near Wheaton Aston, ST20 0FN

Offers Over £499,995

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The Sycamores, New Road, High Onn, Near Wheaton Aston, ST20 0FN

Lee Cooke Estate Agency Group welcomes you to ' The Sycamores High Onn Staffordshire ' - A beautifully presented and highly deceptive countryside barn conversion, which requires viewing to fully appreciate.

THIS WONDERFUL HOME OFFERS FLEXIBLE LIVING ACCOMMODATION WITH 4TH BEDROOM CONVERSION OPPORTUNITY (Subject to approval) 3 BEDROOMS WITH A HUGE MASTER IDEAL FOR CONVERSION INTO BEDROOM 4 (STP) 2 UPSTAIRS BATHROOMS - FURTHER GROUND FLOOR BEDROOM 3 WITH ADDITIONAL BATHROOM.

The property offers flexible living accommodation and externally benefits from wonderful gardens, three allocated car parking spaces to the front, remote gated development entry. The front of the property also enjoys an external storage area.

Internally, the property has a entrance hall with a study area and further side entrance access, a ground floor bedroom three with a spacious bathroom, a stunning open-plan entertainment lounge diner featuring a log burner. This space opens seamlessly into the breakfast kitchen, which is fitted with an extensive range of integrated appliances.

The entrance hall provides stairs with a feature glass balustrade and oak handrail leading to the first-floor landing. From here, there is access to two huge double bedrooms (master bedroom with potential for conversion into two rooms, subject to permissions), both benefiting from large en suite bathrooms which require viewing to fully appreciate.

Location & Area

Located in the charming rural hamlet of High Onn, nestled between the sought-after villages of Church Eaton and Wheaton Aston, this idyllic setting offers a peaceful countryside lifestyle with excellent connectivity. Accessed via New Road and bordering the Marston





Entrance Hall / Study Area

A welcoming entrance hall incorporating a small study area, ideal for home working. Featuring oak flooring with underfloor heating, internal oak doors leading to various rooms, a storage cupboard, smoke alarm, and ceiling spotlights. Stairs rise to the first floor with a feature glass balustrade and oak handrail.

Entertainment Lounge Diner

18'9" x 18'1"

A stunning open-plan living space with oak flooring and underfloor heating, a feature log burner, and spotlights to the ceiling. Double glazed French doors lead to the rear, with additional double glazed windows and a door providing side access. An oak door leads back to the entrance hall, with an open aspect into the breakfast kitchen.

Breakfast Kitchen

18'9" x 8'0"

Featuring two double glazed windows to the front, oak flooring with underfloor heating, and spotlights to the ceiling. A fantastic range of fitted wall and base units with granite worktops. Integrated appliances include an AEG induction hob, extractor hood, oven, microwave, dishwasher, fridge freezer, and washing machine. One-and-a-half bowl inset drainer sink. Open access into the lounge diner.





Bedroom Three (Ground Floor)

12'9" x 9'7"

Currently used as a gymnasium. Oak flooring with underfloor heating, double glazed window to the front, oak door to the entrance hall, and spotlights to the ceiling.

First Floor Landing

Vaulted ceiling with a large double glazed window to the rear. Glass balustrade and oak handrail overlooking the staircase. Internal oak doors lead to bedrooms one and two. Spotlights and smoke alarm.

Bedroom One (Master)

16'8" x 26'7" (maximum into recess)

VIEWING IS HIGHLY RECOMMENDED.

A substantial master bedroom offering potential to be converted into two bedrooms (subject to relevant permissions). Featuring dual half-wardrobe storage areas, oak door to landing, oak door to En Suite One, two central heated



En-Suite One

A spacious and impressive en suite bathroom featuring a walk-in shower, low flush WC, wash basin set within a vanity unit, LED feature mirror with storage, tiled flooring, part-tiled walls, shaving point, extractor fan, heated towel rail, and entry sensor lighting. Double glazed window and skylight to the front.

Bedroom Two

18'9" x 14'1"

A generous double bedroom with a selection of double glazed windows to the front and side. Door to En Suite Two, door to landing, central heating radiator, and spotlights to the ceiling.

En-Suite Two

Fitted with a walk-in shower, low flush WC, wash basin, LED mirror with storage, internal sensor lighting, spotlights, shaving point, extractor fan, tiled flooring, and tiled walls. Double glazed windows and skylights to front and side.



Communal Entrance

Rural communal entrance with brick-built pillars and remote-controlled stable-style gated access leading to the communal grounds.

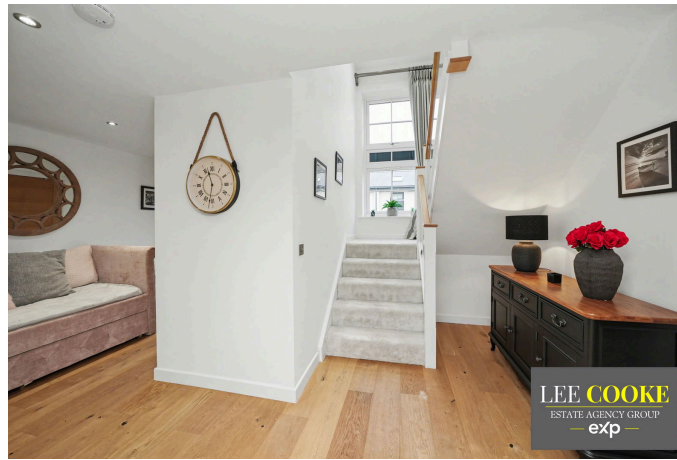
Parking

Three allocated car parking spaces set on a pebbled area to the front of the property, with dual gated access and pathway leading to the home.

Gardens

Front, side, and rear gardens mainly laid to lawn with bordering fences and hedges. Paved patio area, EV Toyota charging point, external water tap, side access, and attractive woodland views.



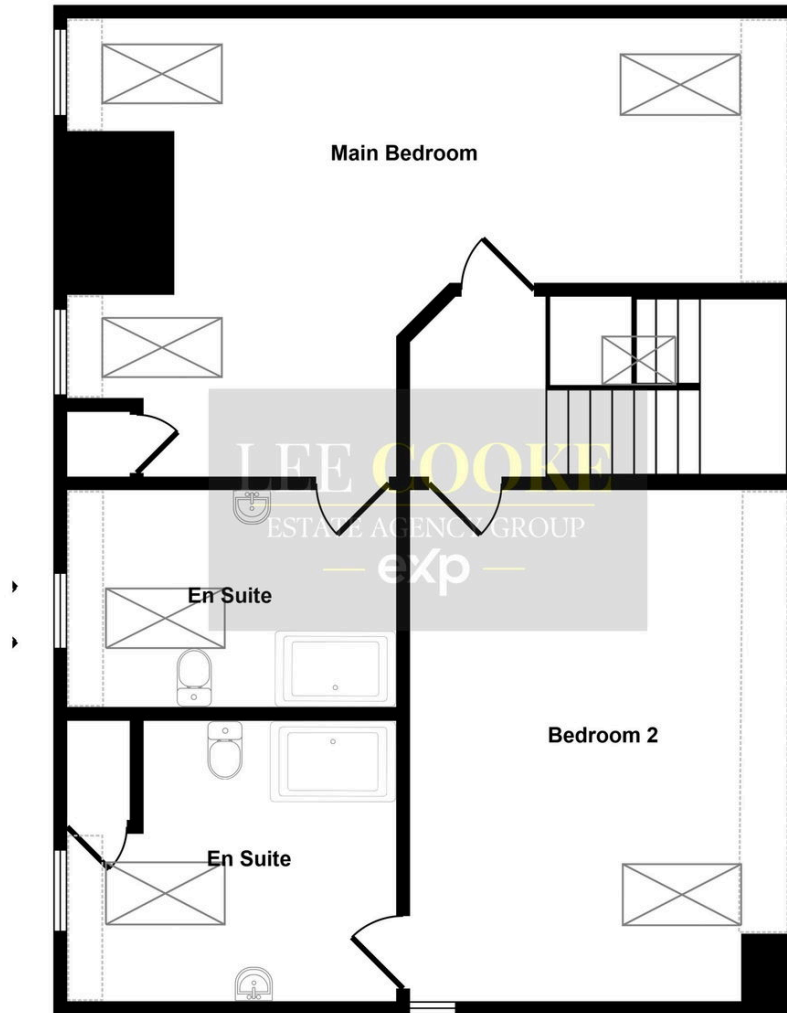


Storage Shed


External storage shed located within the communal grounds, situated to the rear of the garage block.

Agents Comments

Lee Cooke recommends viewing to fully appreciate this uniquely designed rural end-plot barn conversion. The property offers highly flexible living accommodation across both ground and first floors, with multiple bathrooms. The master bedroom presents exciting potential for a fourth bedroom conversion, subject to the necessary permissions.



First Floor

 Denotes head height below 1.5m

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