



Timmy's, Coppice Farm

Stone, ST15 8SY

£595,000

Tinsley
Garner

independent property expertise



A converted former barn with 3 acres of garden & paddock situated within walking distance of Stone town centre! This is truly a unique opportunity to acquire a characterful property in a unique location on the edge of the Moddershall Valley conservation area, right on the edge of town seemingly miles from anywhere and yet just moments from everything that Stone has to offer. The accommodation offered is really rather spacious featuring a welcoming reception hall, large sitting room, dining kitchen, snug and four en-suite bedrooms, which by our reckoning is nearly as many as Harry & Meghan! One of the bedroom suites is on the ground floor with its own separate access and could easily be utilised as a self-contained annexe for a dependent relative, private let or Air B n B. The house is in good order but as is evident from the pictures it would benefit from general updating internally, but does have the potential to be an amazing family home. Viewing essential.

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Entrance Hall

Spacious reception area with part glazed doors front & rear, turned staircase to the gallery landing with storage below. Oak engineered wood flooring. Radiator.

Sitting Room

A spacious square living room which has two windows to both the front and rear, engineered wood flooring, faux brick built fireplace with wooden mantle. TV aerial connection. Two radiators.

Breakfast Kitchen

A spacious kitchen with space for casual dining. Featuring a range of wall & base cupboards with wood effect doors and co-ordinating black granite effect work surfaces with inset 1½ bowl sink unit & mixer tap. Fitted appliances comprise: ceramic electric hob with extractor over and built-under electric oven, fully integrated dish washer. Large pantry cupboard. Tile effect flooring. Windows to the front and side and door to the rear. Radiator.

Rear Hall

Leads off the main entrance hall to the ground floor bedroom / annexe accommodation.

Bedroom 1

Double bedroom with rear facing window, built-in wardrobes to one wall. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising: oversize corner shower enclosure with glass screen & thermostatic shower, pedestal basin & WC. Window to the rear of the house. Radiator.

Annexe Sitting Room

Ideal for use as a home office, bedroom or sitting room. Windows to the front & rear. Faux brick built fireplace with wooden mantle. Radiator.

Utility / Kitchenette

Fitted wall & base cupboards, work surface and sink unit. Wall mounted Baxi gas fired central heating boiler. Door to the side of the house.

Cloakroom & WC

With white suite comprising: WC & basin.

Gallery Landing

Spacious landing with window to the rear and skylight window to the front.

Master Bedroom Suite

A self-contained suite with inner lobby off the landing, bedroom & eb-suite.

Bedroom

Front & rear facing windows, two built-in wardrobes. Radiator.

Adjacent Bathroom

With white suite comprising: bath with glass screen and shower over, pedestal basin & WC. Radiator.

Bedroom 2

Double bedroom with rear facing window. Two built-in wardrobes. Radiator.

En-Suite Bathroom

With white suite comprising: bath with glass screen and thermostatic shower over, pedestal basin & WC. Window to the rear. Radiator.

Bedroom 3

Large double bedroom with windows to the side and rear, vaulted ceiling. Radiator.



Walk-in wardrobe

Large walk-in closet with hanging space and shelving.

Bathroom

Fitted with a white suite comprising: bath, corner shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Window to the rear of the house. Radiator.

Outside

The house is approached from Longton Road over a long driveway shared with the the neighbouring properties; Stable Barn & Coppice Farm. Gravel turning area and parking area with space for several cars. Enclosed garden / patio area to the rear with adjoining kitchen garden and gate to the paddock. The adjoining paddock has clearly defined hedge and fence boundaries and extends in total to approximately 3.25 Acres.

General information

Services: Mains gas water & electricity. Drainage to a septic tank. The domestic energy is supplemented by solar panels which are owned and provide not just free energy but also an index-linked tax free income.

Council Tax Band E

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion

11/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

TIMMYS BARN COPPICE FARM LONGTON ROAD STONE ST15 8SY		Energy rating B
Valid until 10 March 2031	Certificate number 2615-9151-5450-1257-1111	

Property type

Semi-detached house

Total floor area

222 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

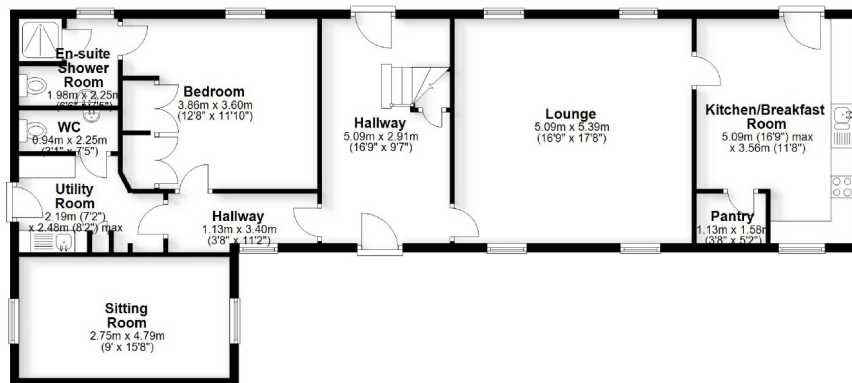
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2615-9151-5450-1257-1111>

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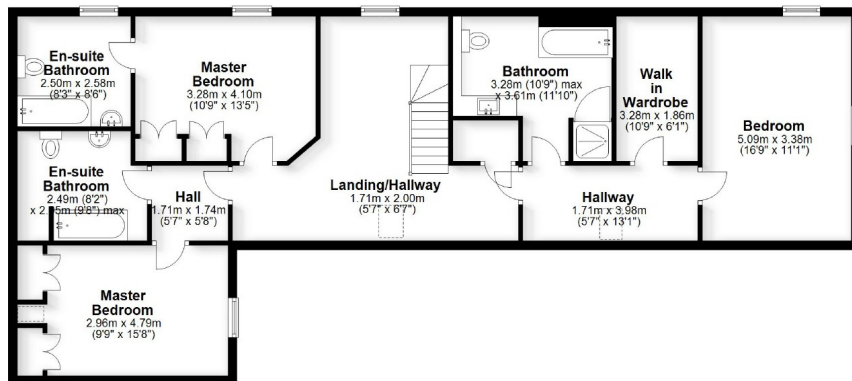
Ground Floor

Approx. 111.1 sq. metres (1196.1 sq. feet)



First Floor

Approx. 111.1 sq. metres (1196.1 sq. feet)



Total area: approx. 222.2 sq. metres (2392.2 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.