

# Bishton Farm Lane

Wolseley Bridge, Stafford, ST18 0ZX

John German









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£450,000

**A charming and beautifully presented barn conversion with a delightful and spacious rear garden, situated in a lovely location with truly outstanding views.**





The Haybarn enjoys a truly enviable location surrounded by some lovely Staffordshire countryside and enjoying views towards Cannock Chase; yet is also convenient for modern day life with the popular villages of Colwich, Great Haywood and Little Haywood being just a short distance away.

The entrance door opens into the breakfast kitchen which is superbly appointed having an excellent range of contrasting painted and oak high and low level units with granite work surfaces and an inset one and a half bowl sink. Integrated appliances include a hob with oven under and extractor over, dishwasher and fridge freezer. Tiled flooring runs throughout and there are windows to both the front and rear elevations.

A door leads into the good-sized inner hall, having stairs rising to the floor landing and a useful understairs cupboard and guest cloakroom/WC. Karndean flooring extends through to the main living area which has a full height front facing window and French style door with full height side windows opening out onto the beautiful rear garden. The windows make the room extremely appealing and very light and airy with views over Trent valley and towards Cannock Chase. There is a recessed ornamental fireplace with provision for an electric fire.

On the first floor the gallery landing has doors leading off to three bedrooms and the family bathroom. The principal bedroom has a roof light and a front facing window enjoying stunning views towards Cannock Chase. There is a superb dressing area with a range of fitted wardrobes and adjacent dressing table, alongside access to the well-appointed en-suite bathroom having a circular wash bowl on a vanity unit, corner shower enclosure, low flush WC, chrome radiator and Karndean flooring.

The two remaining bedrooms are served by the family bathroom which is well appointed with half height tiling and a suite comprising panelled bath, low flush WC, pedestal wash basin, roof light and a chrome towel radiator.

Outside the property is one of four barn conversions standing beyond an attractive stone chipped courtyard with central cherry tree. A pathway leads to the side of The Haybarn and continues to a sun terrace; beyond which lies a lawned garden with beautiful and abundantly stocked beds and borders. There is an additional circular stone chip terrace and a further terrace to the side of the garden, fruit trees lead to the secluded and spacious productive garden area which has a wildlife pond and six raised vegetable planters, and a garden shed. The property owns two designated parking spaces.

Ideally located for the Staffordshire countryside and nearby village of Great Haywood with its popular farm shop and cafe, The Haybarn is also well-placed for access into the National Trust Shugborough Estate. Wolseley wildlife centre, garden centre, restaurant, Wolseley Arms craft barns and towpath walks are all within walking distance. Cannock Chase is also close by and is an area designated as a place of outstanding natural beauty and a lovely place to walk, cycle, trek or jog. There are mainline intercity railway stations at both Rugeley Trent Valley and the county town of Stafford. Junction 13 of the M6 provides direct access to the national motorway network and M6 toll.

**Agents Notes: 1)** The access road to the barn conversions is owned by a neighbouring farm house and there is joint maintenance for all of the properties having right of access and using the lane. **2)** There is an approximate service charge of £70 PCM which covers maintenance of the borehole, drainage system and courtyard. **3)** There are various restrictive covenants pertaining to the barns; a copy of the land registry document is available to view on request. **4)** There is a planning approval on the neighbouring fishing pool for a reception lodge. **5)** The windows were replaced in 2019 and there are guarantees and certificates available. The boiler was replaced in May 2020.

**Services:** Mains electricity is connected. There is NO mains water, gas or drainage. Water is supplied by a borehole and there is shared private drainage. The property has oil fired central heating. Purchasers are advised to satisfy themselves as to their suitability.

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

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.staffordbc.gov.uk/planning](http://www.staffordbc.gov.uk/planning)

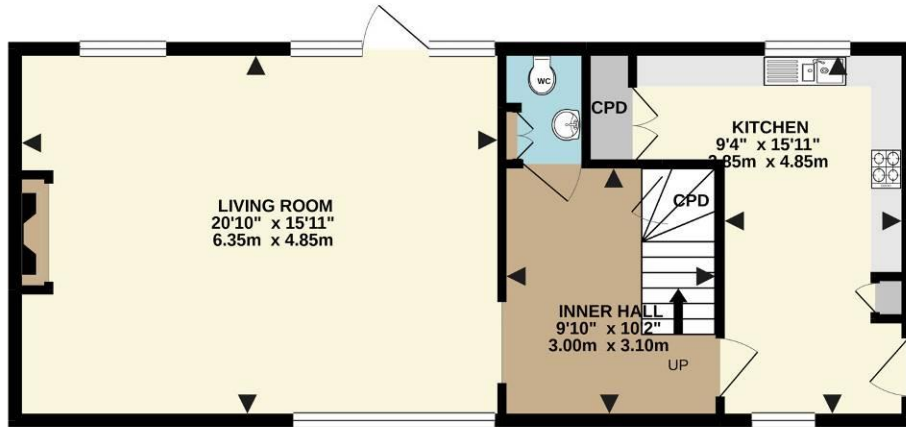
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E **Our Ref:** JGA/19032021



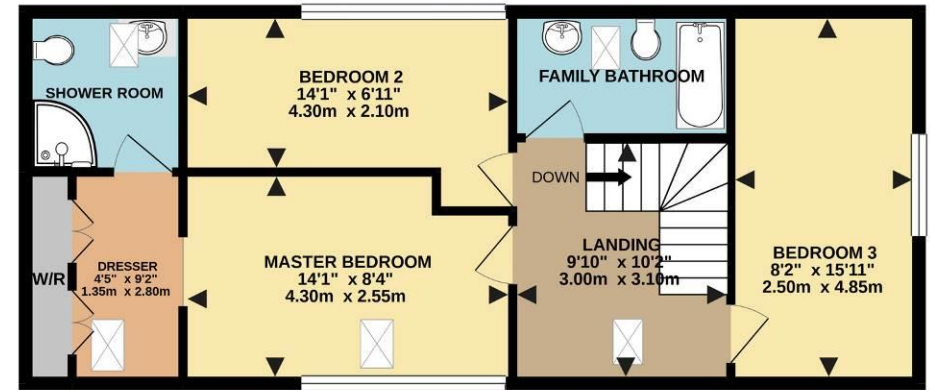




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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