

Barn 4, Priory Farm, Uttoxeter Road

Blithbury, Rugeley, WS15 3JA

John
German





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£695,000

Boasting underfloor heating throughout, this impressive, detached barn conversion occupies a delightful position within a new development of luxury barns within the village of Blithbury.



The property comprises of entrance door opening into the hallway with ceramic tiled flooring, wooden tripled-glazed windows to the front aspect and doors off to the living space.

The heart of the home is the impressive kitchen diner, fitted with a range of matching wall and base units with granite work surfaces over, an island unit, and integrated BOSCH appliances including an oven with grill, dishwasher, induction hob, extractor hood, and fridge freezer. This space is complemented by LED spotlights to the ceiling, two windows to the front aspect and sliding doors leading out to the rear garden.

In addition to the kitchen, there is a separate utility room, plus a welcoming living room with exposed beams to the ceiling, a log burning stove, plus windows to the front and side aspects allowing an abundance of natural light to flood in.

There are two double bedrooms positioned on the ground floor, both of which have laminate wood-effect flooring and their own en-suite facilities.

The master suite further benefits from its own en-suite, as well as dressing room area.

Completing the ground floor is a guest cloakroom which comprises low level WC, wash basin with matte black fittings and a heated towel rail.

A beautiful flight of solid oak stairs rise to the first floor landing where there is a fantastic office/study area which is great for those looking to work from home.

Doors lead off to two further double bedrooms, with the larger of the two having its own en-suite and walk-in wardrobe, along with exposed timber beams to the ceiling and Velux skylight.

Outside to the side of the property is a driveway with gate leading to the rear garden where you will find a paved patio seating area and a large lawned area with open views of the surrounding countryside.

There is full Fibre Optic Internet connected to the property.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17082022

Local Authority/Tax Band: Lichfield District Council / Tax Band TBC



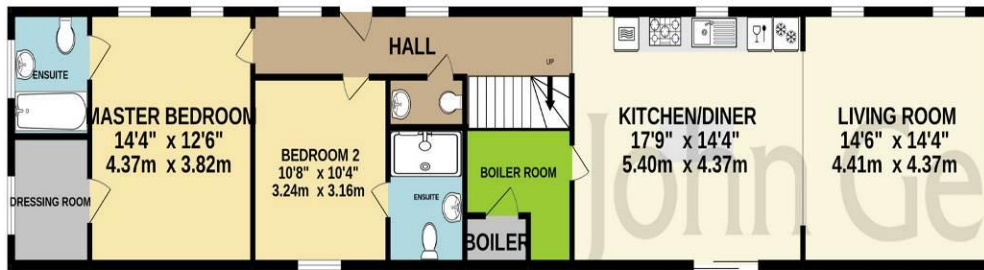




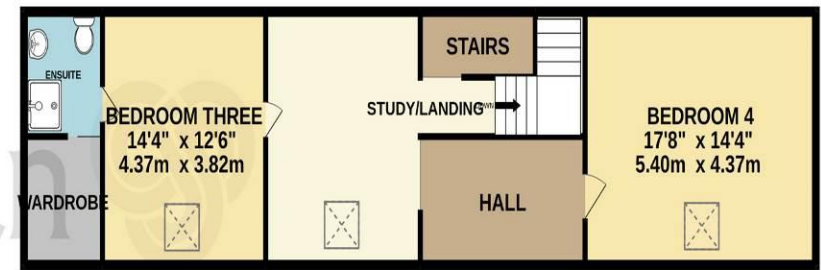




GROUND FLOOR



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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