

The Hay Barn

Saverley Green, Stoke-on-Trent, ST11 9QX

John 
German





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£695,000

Extremely handsome, two-storey, detached barn conversion with accommodation extending to over 2000sqft retaining a wealth of character and features. Occupying a delightful plot extending to approximately 0.4acre affording lovely far reaching views.



Dating back to approximately 1860 and converted in 2008, consideration and inspection of this fabulous home is strongly recommended to appreciate its character, features, room dimensions, layout, plus lovely enclosed plot and position. Extending to approximately 0.4 acre comprising gardens and a small paddock with its own access, there is also a useful detached brick-built outbuilding suitable for garaging, general storage or stabling.

Enjoying some far reaching views and a good degree of privacy, the property is situated in the rural outskirts of the popular village and between the villages of Fulford and Hilderstone, plus the towns of Uttoxeter, Cheadle and Stone. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Stoke-on-Trent and Derby.

Accommodation

Solid timber double doors and glazed side panels open to reveal the hugely impressive and welcoming reception hall having flagstone flooring running through the majority of the ground floor, the added benefit of independently controlled underfloor heating, plus an oak staircase rising to the first floor with useful storage beneath, and quality latch doors leading to the spacious accommodation.

The delightful living room extends to the full depth of the property, having a focal fireplace with a cast log burner set on a flagstone hearth, plus a double glazed window to the rear, and French doors opening out onto the gardens.

Positioned to the rear of the property is the useful study/snug and the guest cloakroom WC which comprises a period style two piece suite.

To the left of the hall is the equally impressive dining room, also extending to the full depth of the property with wide window and allows space for soft seating as well as a full dining suite. French doors with sidelights open out onto the front garden, providing an abundance of natural light.

The fitted breakfast kitchen also extends to the depth of the property, fitted with a comprehensive range of base and eye level units with granite work surfaces, a Belfast style sink unit set below the front facing window enjoying an outstanding outlook, space for an oil-fired Aga Range stove set in the chimney breast, plus space for further appliances and an electric cooker. Further natural light comes from a rear-facing window and a stable-style door opens out to the garden. Finally, there is the fitted utility room having base level units with a granite work surface, an inset sink unit, space for appliances and a stable-style door to the rear parking area.

The magnificent first floor landing has a mezzanine area above the reception hall with oak flooring and wide windows to the front enjoying the fabulous far reaching views across the surrounding countryside, plus a pleasant reading area and a built-in airing cupboard. Quality latched doors lead to the four good sized bedrooms, all of which have feature period cast iron radiators and are able to accommodate a double bed. Those to the front enjoy the benefit of the spectacular views.

The spacious master bedroom has the benefit of deep built-in wardrobes to one wall, plus a dressing room and an en-suite bathroom incorporating both a roll top bath and separate shower cubicle. The second bedroom also benefits from a large store cupboard, together with a fitted en-suite shower room which has a period style three piece suite. Both bedrooms, three and four are also double rooms.

Completing the accommodation is the family bathroom which also has a period style white suite and half tiled walls.

Outside to the front elevation, a wide gravelled patio provides a lovely entertaining area leading to the delightful garden which is laid to lawn, enclosed by brick walls and post and rail fencing.

A gate leads to the paddock which is presently used a further lawn area, having playing area and a lovely outlook over the countryside.

A timber five-bar gate gives access to the road.

To the rear, an electronically operated sliding gate opens to the enclosed, gravelled driveway which provides parking for numerous vehicles.

The vehicular access leads to the extremely useful, detached brick-built outbuilding which has power and offers potential as garaging, a hobby area, storage, or stabling if desired.

Notes:

-The property has an oil-fired central heating system

-Drainage is to a private water treatment system

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

Services: Mains water and electricity 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

www.staffordbc.gov.uk/planning-public-access

Our Ref: JGA/02092022

Local Authority/Tax Band: Stafford Borough Council / Tax Band E



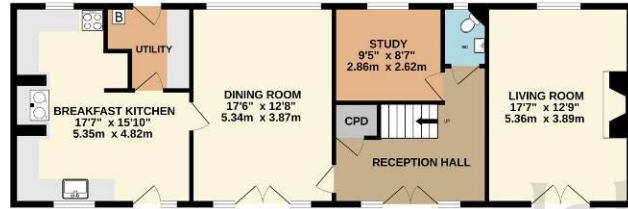








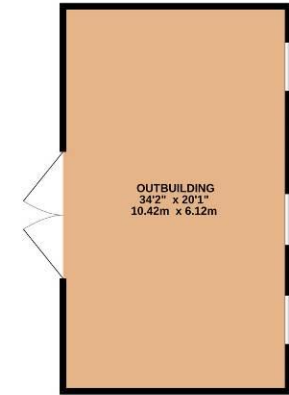
GROUND FLOOR



1ST FLOOR



OUTBUILDING



John German
Estate Agents & Chartered Surveyors

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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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