

Hartley Green Road
Gayton, Stafford, ST18 0HJ



Particularly attractive and beautifully appointed traditional barn conversion which has just been completed and is appointed and presented to an extremely high standard. Occupying a lovely position in this unspoilt village.

STAMP DUTY & REASONABLE LEGAL FEES TO BE PAID

£575,000

John German 

There is a reception hall which opens to a stunning semi open plan living/dining kitchen. The sitting area has windows directly looking out to beautiful farmland and the dining area has French style double doors opening to the terrace garden.

The kitchen has the benefit of a very attractive and superb range of units with wooden worksurfaces and a Belfast style sink. Integrated appliances comprise two ovens, induction hob, stainless steel splash plate and extractor canopy above. There is also a fridge/freezer, dishwasher and a separate utility room with washing machine.

There are three double bedrooms with character. The principal bedroom has an exposed beam, full height window and a dressing area off. The beautifully appointed en suite is exquisitely tiled with a shower benefitting from both traditional and waterfall heads, pedestal wash basin and WC.

The luxurious appointed bathroom has a bath with shower above, pedestal wash basin, WC and again splendid tiling.

Externally the property has the considerable benefit of spacious lawned and garden areas with a paved terrace entertaining space. There is ample parking for approximately for 4 cars.

This is a truly enviable location situated within this tranquil village surrounded by countryside yet so convenient for modern day life. The county town of Stafford to the west has an intercity railway station and there are regular services operating to London Euston, some of which only take 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll. The thriving market town of Uttoxeter to the East has the benefit of the A50 which gives excellent access to the M1 and East Midlands airport. The cathedral city of Lichfield lies to the south and Stoke-on-Trent and the potteries to the north.

Agents note: There is no mains gas or drainage to the property. Drainage is to a private system and there is LPG gas to an underfloor heating installation.

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

Our Ref: JGA/29032023

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







AWAITING EPC MEDIA



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Agents' Notes

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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.

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.

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