

Barncroft

Kingsley, Stoke-on-Trent, ST10 2BS

John 
German





Barncroft

Kingsley, Stoke-on-Trent, ST10 2BS

£475,000

Attractive Kingsley stone built family sized home providing deceptively spacious and versatile accommodation incorporating a self contained annex. Occupying a delightful plot and position at the head of a quiet cul de sac in the popular village.



Extending to over 1900 square feet in total, viewing and consideration of this individually built family home is strongly recommended to appreciate the layout and flexibility of accommodation, incorporating the self contained ground floor annex meaning the home is suitable for a variety of buyers including multi generational families, blended families or those looking to work from home. Well maintained by the current owners but providing scope for personalisation, the property was built in the late 1980's using Kingsley stone.

Situated at the head of a quiet cul de sac in the heart of the popular village, backing onto fields, its amenities are within walking distance including the primary school, village hall with post office, a small shop and the church. The nearby road networks provide easy access to the surrounding towns of Cheadle, Ashbourne, Leek and Uttoxeter, plus the cities of Stoke-on-Trent and Derby. The Cauldon Canal is also nearby providing tow path walks towards Hetty's tea shop found in Froghall, as well as other walks through the surrounding countryside.

A traditional tiled canopy porch with a uPVC part obscured double glazed entrance door and side light, opens to the welcoming hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the downstairs WC.

The well proportioned lounge extends to the depth of the home, having a central feature fireplace with a coal effect gas fire and ample natural light provided by a deep bay window to the front, two side facing windows and wide sliding patio doors opening to the rear garden. Obscured glazed double doors lead to the separate dining room, presently used as a music room by the current owners, having a window overlooking the rear garden and a door returning to the hall.

The fitted dining kitchen has a range of base and eye level units with fitted work surfaces and an inset sink unit set below the wide window overlooking the rear garden, fitted ceramic hob with an extractor over and built in double electric oven, integrated fridge and freezer plus plumbing for both a dishwasher and washing machine with space for a tumble dryer. Additional natural light comes from the French double doors giving direct access to the rear garden.

Aside porch has doors to both the front and rear elevations plus a further door leading to the self contained annex. Comprising a fitted kitchenette which has a range of base and eye level units with work surfaces and inset sink unit, fitted gas hob with electric oven under and space for a fridge. An arch leads to the L shaped living/dining room which has dual aspect windows providing natural light, including French doors opening to the front of the home. This space could alternatively be used as a home office if required. A door leads to the double bedroom which has a window overlooking the front of the property and a door to the ensuite shower room which has a white three piece suite and fitted storage cupboards.

To the first floor, the landing has a built in airing cupboard and access to the loft, plus doors leading to the five main bedrooms and the fitted family bathroom which has a three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above.

The spacious rear facing master bedroom enjoys a pleasant outlook and has fitted wardrobes and the benefit of an ensuite shower room which has a white four piece suite incorporating a good sized shower cubicle with mixer shower over. The front facing second bedroom can easily accommodate a double bed and has built in wardrobes with mirror sliding doors and also the benefit of a fitted ensuite shower room, having a white suite with complementary tiled splashbacks.

Bedrooms three and four are positioned to the rear of the home and enjoy the same pleasant outlook as the master bedroom. The fifth bedroom is currently fitted as a study and has a front facing window.

Outside to the rear, a patio provides a pleasant entertaining area leading to the good sized garden which is predominantly laid to lawn, having well stocked beds and borders containing a variety of shrubs and plants, enclosed to three sides, enjoying a degree of privacy and backing onto fields.

To the front is a garden also laid to lawn with well stocked beds and borders. A block paved driveway provides ample off road parking for several vehicles leading to the side of the property where the detached double garage is situated, having power and light plus an electric up and over door. Also to the front is a block paved hard standing suitable for storage of a caravan or motorhome (size dependant).

What3words: moment.showcases.fears

Agents note: The property is situated on an unadopted/private drive.

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
www.staffs Moorlands.gov.uk

Our Ref: JGA/05092023

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band F





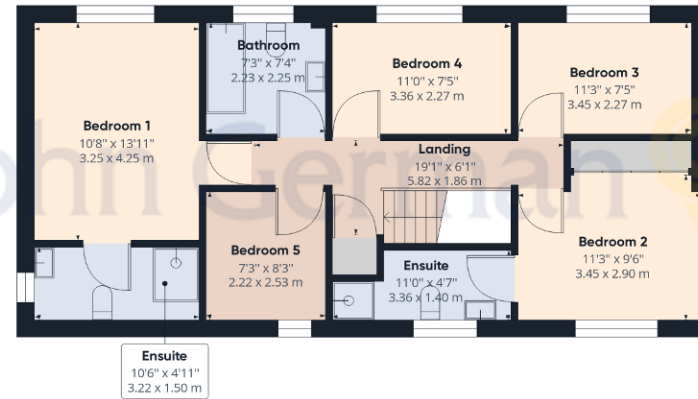








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2241.88 ft²
208.28 m²

Reduced headroom

0.90 ft²
0.08 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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 | | 77 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



