

Dodsleigh Lane

Leigh, Stoke-on-Trent, ST10 4SL

John 
German





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£675,000

Extremely attractive L-shaped detached barn conversion providing well proportioned and versatile accommodation, appointed to a high specification and retaining a wealth of original features along with a detached double storey Dutch barn providing a huge amount of potential.

Located in a quiet position, internal inspection and consideration of this magnificent detached home is imperative to appreciate its room dimensions and layout with the majority of the accommodation on the ground floor, in all extending to approx. 1900 sq.ft. It retains a wealth of original features including vaulted ceilings combined with high specification, quality finish and eye for detail. The enclosed garden has an outdoor entertaining space and the property also has the benefit of solar panels and an air sourced under floor heating system. The property also boasts beautiful views of the village church from one of the many terraces.

Included within the sale stands a 1638 sq ft two storey Dutch barn, in need of attention but provides a huge amount of potential for conversion to garaging, home office/work space etc. subject to relevant planning approval.

Situated in the hamlet of Dodsleigh forming part of the popular village of Leigh, within easy reach of its amenities which include All Saints first school, a village shop and post office, public houses, recreational ground and the picturesque church. The towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A timber and part glazed entrance door opens to the welcoming hall which provides a fabulous introduction to the home having a timber staircase with glass balustrade rising to the first floor and a useful fitted doaks/boot cupboard. Solid timber doors leading to the spacious ground floor accommodation and to the fitted guest's WC.

The hugely impressive living dining kitchen provides space for both dining and soft seating with dual aspect windows and part glazed doors opening to both sides giving direct access to the garden and the fabulous outdoor entertaining space. There is an extensive range of base units and an island with granite tops and matching breakfast bar, inset sink unit set below one of the windows, space for a range stove with an extractor hood over and integrated appliances including a dishwasher, fridge and freezer plus a wine fridge. A solid timber door leads to the separate utility room. A focal fireplace has a double sided log burner shared with the equally impressive lounge which has a feature vaulted ceiling with exposed A frames and beams. The room is immersed in natural light provided by dual aspect windows and a wide focal window with sliding patio doors opens to the garden.

The hall also provides access to the three ground floor double bedrooms, all overlook the garden and have exposed beams and timbers, one of which is currently used as a dressing room. The lovely master bedroom is located at the end of the hall and has dual aspect windows including a door providing direct access to the garden and patio.

Completing the ground floor space is the superior family bathroom which has a white suite incorporating both a panelled bath and separate shower cubicle with feature marble tiled splash backs and floor.

To the first floor the landing provides space for a study area with a solid timber door to a fourth double bedroom having built in storage cupboards in the eaves, skylights providing natural light and the benefit of a quality en suite shower room having a white suite incorporating a double shower cubicle.

Outside - To the front is a good sized enclosed garden which is predominantly laid to lawn with borders, natural stone patio, a sunken patio and barked playing area, ideal for families.

A further fabulous feature of this outside space is the natural stone paved entertaining area which has an outdoor covered kitchen and dining space with space for a log fired pizza oven, power and light plus space for a hot tub.

To the rear there is a further seating area adjacent to the entrance of the home with well stocked borders.

A gravelled drive provides ample parking for numerous vehicles giving access to the double storey Dutch barn which is in need of some attention but provides a huge amount of potential to be converted and used for a number of varieties depending on your requirements (subject to obtaining the necessary consents).

Agents note: The property has solar panels which are owned, providing reduced electricity costs and a feed-in tariff of approximately £500 per annum.

what3words: saves.shepherds.proudest

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

Services: Private septic tank. Air sourced under floor heating system. Mains water and electricity. Purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/10112023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







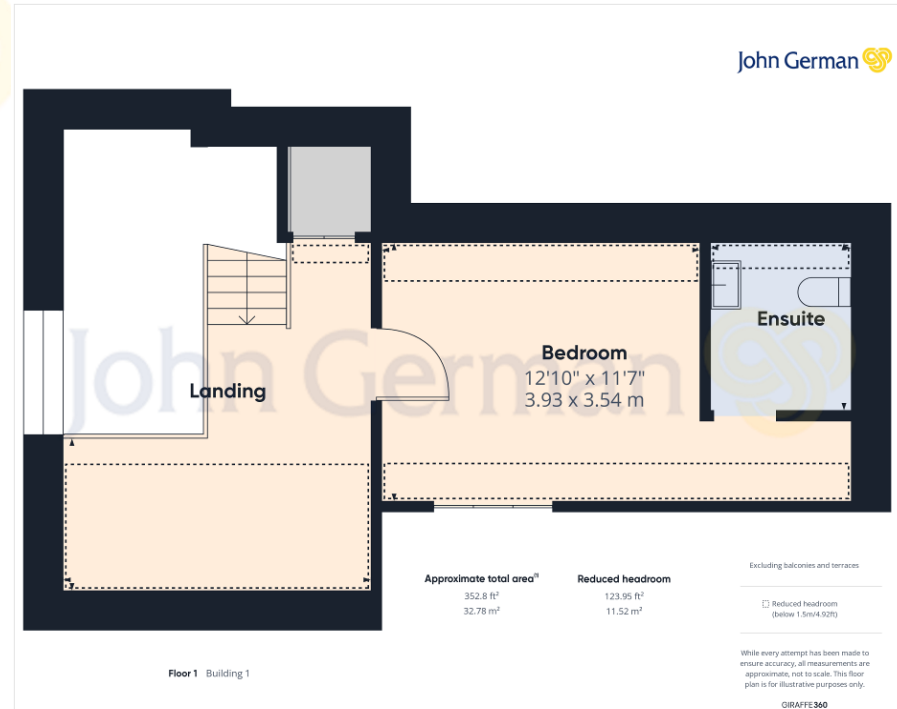


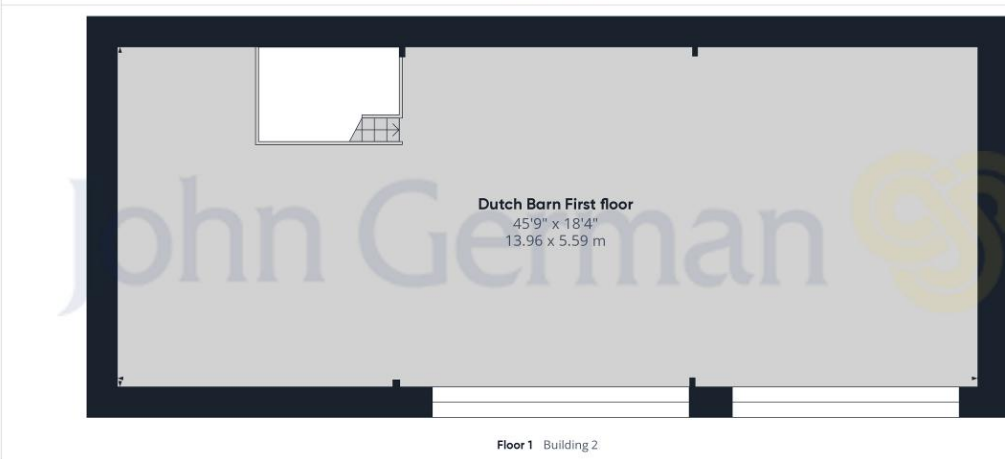




Ground Floor Building 1

Approximate total area ⁽¹⁾	Reduced headroom
1577.31 ft ²	21.63 ft ²
146.54 m ²	2.01 m ²





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Approximate total area²
1638.45 ft²
152.22 m²

Reduced headroom
6.33 ft²
0.59 m²

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.

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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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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