

# Sandon Road Farm Barns

London Road, Weston, Stafford, ST18 0JS



A delightful recently converted barn which is just one of three impressive buildings which form this small and exclusive rural development. Generous sized plot with lovely views across farmland which is directly adjoining the rear garden.

£399,950



John German 

## Accommodation

The superb open plan living dining kitchen has a feature vaulted ceiling with exposed beams and there is also an attractive range of kitchen units with contrasting wood effect work surfaces and sink and drainer. Integrated appliances comprise Bosch induction hob with oven beneath, concealed extractor canopy above, fridge, freezer and dishwasher. The room is dual aspect with glazed front and rear doors. The attractive flooring extends to the side hall which has a large built in cupboard providing storage and also houses the electric boiler and hot water cylinder. Off the hall are three bedrooms, the principal is en suite having a double width shower, pedestal wash hand basin, WC and exquisite tiling. The equally well appointed family bathroom has a bath with a shower and screen above, WC, wash hand basin and superb tiling.

## Outside

The property has the benefit of parking for three cars and a generous sized rear garden. Whilst enjoying a very appealing semi rural location, it is also conveniently within walking distance of Weston village with its two excellent country dining pubs. The A51 and nearby A518 provide excellent commuting to many Midland commercial centres.

## Agents notes:

- The property is pending first registration with Land Registry.
- There is a shared private drainage system and the plant is situated within the gardens of this particular plot.
- The water supply is provided by the Sandon Estate and is metered and charged accordingly.
- The property has yet to be council tax banded.
- There is no mains gas and no mains drainage.
- There is electric heating and hot water.
- Part of the drive is shared and private.

Please refer to The Stafford Borough Council Planning Department Portal for full details of the planning consents, 22/35989/FUL and also for the two Class Q consents 21/35404/PAR and 21/35407/PAR

Please also note that permitted developments rights are withdrawn on Class Q Conversions.

**What3words:** poppy.level.skidding

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Supplied & metered by Sandon Estate

**Sewerage:** Shared private treatment plant

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/08072024

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#### Agents' Notes

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