

# Sandon Road Farm Barns

London Road, Weston, Stafford, ST18 0JS



A truly delightful recently converted barn which is one of three impressive conversions forming this small exclusive rural development. A particularly generous plot with the benefit of its own gated drive approached via the initial shared drive.

£499,950



John German 

**Accommodation**

The exceptionally spacious open plan living dining kitchen has a vaulted ceiling with exposed roof trusses and a splendid range of kitchen units with wood effect work surfaces and sink and drainer. Integrated appliances comprise oven with concealed extractor canopy above, fridge/freezer and dishwasher. Stairs rise to the first floor second bedroom and on the ground floor there are two bedrooms, the principal bedroom being on suite and having a bath, WC, wash basin, separate shower and exquisite tiling. The family shower room is equally splendidly appointed having shower, WC, pedestal wash hand basin and exquisite tiling.

From the shared private drive there is a private gated access to a particularly spacious drive capable of parking numerous cars, belonging to Plot 2. The generous wrap around garden area directly adjoins neighbouring farmland and there are some stunning views. This small rural development is conveniently situated within walking distance from the very popular village of Weston which has two excellent welcoming country dining pubs. Weston is situated just off the A51 which gives access to the A518 and is exceptionally convenient for many Midland commercial centres.

**Agents notes:**

- The property is pending first registration with Land Registry.
- There is a shared private drainage system which is situated within the garden of plot 1.
- The water supply is provided by the Sandon Estate and metered and charged accordingly.
- The property has not yet been council tax banded.
- There is no mains gas or drainage.
- Electric heating and hot water.
- The initial part of the drive is private and shared.

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Please also note that permitted developments rights are withdrawn on Class Q Conversions.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