

# Park Nook Barn

Ranton, Stafford, ST18 9JU

John   
German









# Park Nook Barn

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£625,000



**A rare opportunity to acquire such a competitively priced barn conversion with such excellent equestrian facilities. In total the whole site extends to approx. 5.3 acres enjoying some beautiful rural views.**

Accommodation - Step inside the reception hall with a quarry tiled floor, built in cupboard and vaulted ceiling. A cloakroom leads off with a WC and wash basin.

The charming lounge is dual aspect having a beamed ceiling, wooden floor, a cast log burner and double French style doors opening to the sun terrace and garden beyond. A separate study has a lovely vaulted ceiling.

The excellent dining kitchen has an attractive range of units complemented by contrasting granite work surfaces, a Belfast style ceramic sink, tiled splash backs and a tiled floor. Leading off is a very useful utility room.

The first floor is accessed via two separate flights of stairs. A gallery landing leads to two of the bedrooms, the principal bedroom has the benefit of its own en suite having an oval wash basin on a stand, WC and a shower with both conventional and waterfall heads.

The second landing area leads to the third bedroom.

The property is initially approached via a drive shared with three neighbouring properties which in turn leads to its own very spacious gated drive capable of parking numerous vehicles. An enclosed track leads to the brick stable block, paddocks and outbuildings.

To the rear is a lovely sun terrace and attractive traditional lawned garden beyond that extends to the side including multiple raised beds, a large greenhouse for garden enthusiasts and some excellent productive garden areas. In addition there is a superb secluded orchard with multiple established fruit trees.

The paddocks extend to the side and rear of the property which incorporate a 30x50m sand ménage and a natural wildlife pond surrounded by mature English Oak and Willow trees.

The excellent range of outbuildings comprise a brick stable block with six stables and further space for tack or other equestrian uses, a large dutch barn, part of which is enclosed and a separate and particularly spacious tool shop/workshop. Mains power, light and water is serviced in all the outbuildings and two floodlights provide light into the turnout space. From this area there is direct access to the paddocks making a really outstanding facility that is very much self contained.

The property is situated on the rural outskirts of the village of Ranton that is idyllic yet still very convenient for modern life as it is within easy access of junction 14 M6 providing direct links into the national motorway network and M6 Toll. The county town of Stafford has an intercity railway station with regular services to London Euston, some of which take approx. one hour and twenty minutes.

**Notes:** The property is link detached, connected via a neighbours garage. The land registry refers to rights and covenants, a copy is available upon request. The initial part of the drive is shared with 3 other properties.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Gated parking for 5 cars+

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private system shared with a neighbour (3), situated on their land

**Heating:** Oil

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

**Broadband type:** Standard / Superfast available

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 E

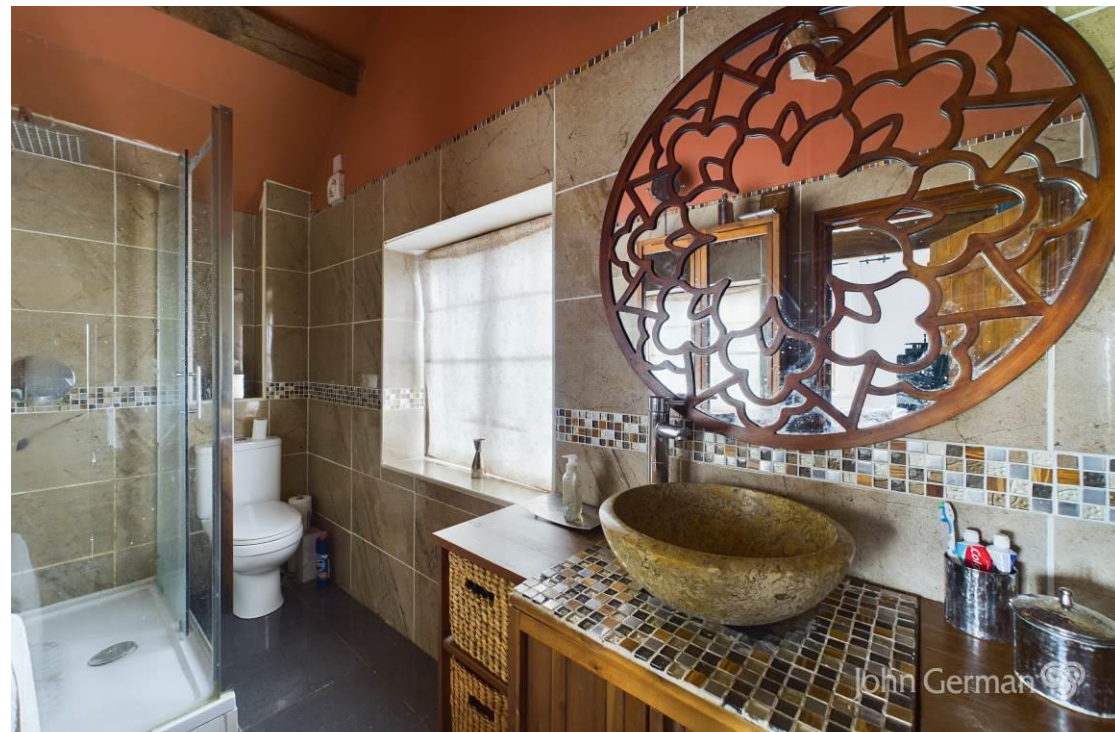
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13112024

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John German









Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

4012.25 ft<sup>2</sup>

372.75 m<sup>2</sup>

**Reduced headroom**

84.3 ft<sup>2</sup>

7.83 m<sup>2</sup>



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

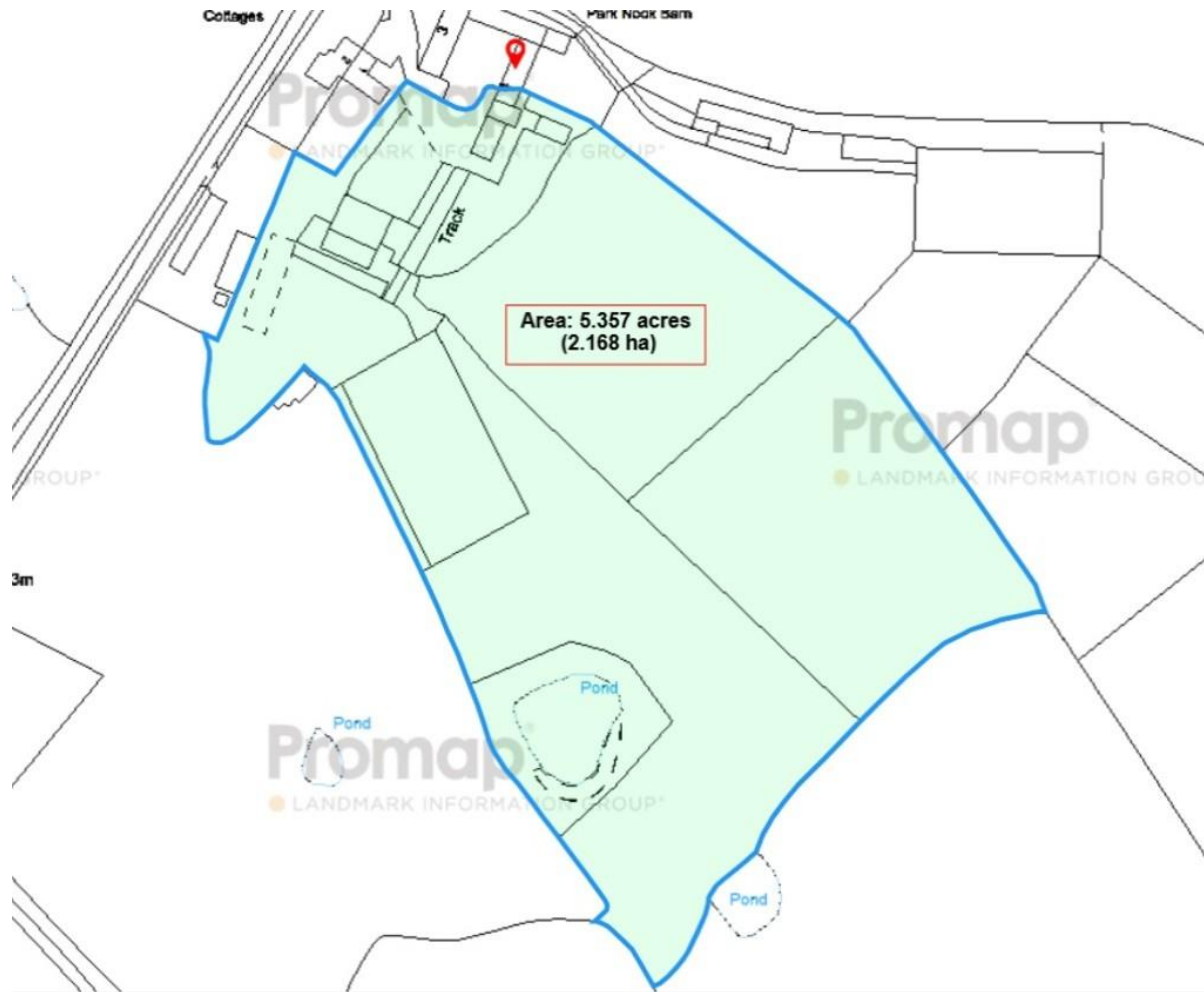
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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