

The Hayloft



Bellamour Lodge Farm, Colton Road, Colton, Staffordshire, WS15 3NZ



Superb three bedroom barn conversion with lovely rear garden, garaging, two bathrooms and full of character

Spacious Dining Kitchen
Small Private Development with
Gravelled Drive Approach
Rural Views

Easy Access Lichfield, Rugeley and Stafford

Guide Price £400,000

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Distinctly

John German



A most impressive barn conversion in a **lovely setting** with a gravelled driveway approach, on the edge of the ever popular village of Colton. Rugeley is within a few minutes drive, **Lichfield and Stafford** are an easy road commute and **countryside walks** are a plenty, including around Blithfield Reservoir which is only about 1½ miles away.

Accommodation

The superbly appointed accommodation has **gas fired central heating** and comprises:

Arched oak front door to the **Entrance Hall** which has a parquet floor and curving stair to the first floor.

The **Lounge** has a parquet floor, high ceiling and exposed timbers, double opening doors to the lovely rear garden and a brick open fireplace (through to the dining kitchen) with cast iron log burner.

The **spacious Dining Kitchen** has a slabbed floor, the **Kitchen Area** has a comprehensive range of base and wall units, a deep white sink, extensive work surfaces, arched front aspect windows and integrated appliances include a Leisure range cooker, dishwasher, Neff fridge/freezer and ice dispenser, and there is a space and plumbing for washing machine and tumble dryer. The **Dining Area** has the open fireplace and a door and window to the rear gardens.

Bedroom Two, currently used as a study, has a wood strip floor, rear aspect window and airing cupboard which also houses the Worcester Bosch gas central heating boiler.

Bathroom/Cloakroom (leading from the hall) with a slabbed floor, arched windows, heated towel rail and a suite of wash basin, w.c. and corner bath with mixer tap/shower.

Bedroom Three has a wood strip floor, built-in cupboard and arched front windows.

From the hall, a curving stair leads to the **First Floor** and the **Main Bedroom** which has high beamed ceiling, fitted double wardrobes, double opening doors to a Juliet balcony with lovely rural views and there is an **En-Suite Bathroom** having a heated towel rail, tiled floor, panel bath, wash basin, w.c. and tiled shower.

Outside

To the rear is an enclosed private garden with a wide lawn, established shrubs and plants, and curved patio area.

Garaging (5.37m x 5.27m), a great space with electrically operated double doors, power, lighting and loft space (via folding ladder) with lighting.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, electricity and gas are believed to be connected to the property. Drainage is to a septic tank (shared system with adjacent four properties). Purchasers are advised to satisfy themselves as to their suitability.

Service Charge

Currently £25 per month for maintenance of the septic tank system, the gravel driveways and external lighting.

Directions

Leaving Rugeley towards Colton and Abbots Bromley on the B5013, after about a mile the road curves left (ignore Bellamour Way on the right), turn almost immediately left into Bellamour Lodge Farm where you should see the John German For Sale board.

To view this property please call John German Estate Agents at the Lichfield Office.

AWAITING FLOOR PLAN/MEASUREMENTS

Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2016





Local Authority
 Lichfield District Council

Useful Websites
www.environment-agency.gov.uk/maps
www.lichfielddc.gov.uk

JGA/100316
 (DRAFT - Awaiting approval, may be subject to amendment)
 NP/RLM/Lich

Awaiting EPC Rating

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.

Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

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