

# The Stables

Admaston, Rugeley, WS15 3NJ

John   
German





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£585,000

Fabulous barn conversion providing generously proportioned versatile, family sized accommodation which retains a wealth of character, enjoying a stunning position overlooking Blithfield Reservoir and the surrounding countryside.



Overlooking an Area of Outstanding Natural Beauty (AONB), a viewing of this stunning home is imperative to appreciate the retained features and charm, the versatility of the accommodation and its idyllic yet convenient position.

Maintained and presented to a good standard the property benefits from mains services - unusual for a barn conversion - and a detached double garage plus useful outside store.

Situated on the rural outskirts of Abbots Bromley, the village has a range of amenities including a shop, well-regarded first school, public houses, tea-rooms and several sports clubs. The towns of Uttoxeter, Burton on Trent and Stafford, plus the City of Lichfield, are within easy reach having a wide range of facilities, as is the Trent Valley Rail Station giving access to London.

**Accommodation:** A timber part glazed entrance door leads to the welcoming hall with stairs rising to the first floor, useful under stairs cupboard, feature slabbed floor and doors to the spacious ground floor accommodation.

The large principle living room has a feature vaulted ceiling with exposed timber A frames and enjoys an abundance of natural light from the dual aspect windows and part-glazed doors. There is a feature exposed chimney breast with cast log burner set on a stone hearth. A door leads to the formal dining room, also enjoying a good degree of natural light from dual aspect windows and part-glazed doors plus a slabbed floor.

Stairs at each end of the living room lead to separate first floor bedrooms each having wash hand basins and the front facing room enjoys fabulous far reaching views over the reservoir and countryside.

Also on the ground floor is a further reception room, alternatively a ground floor bedroom, positioned next to the superior fitted shower room which incorporates a double shower cubicle and has a slabbed floor.

A lovely feature of the property is the superior farmhouse style dining kitchen which has a range of base and eye level units, granite work surfaces, ceramic double bowl sink plus integrated appliances and space for a gas range stove. There is also a heavily beamed ceiling and window to the side. Completing the ground floor space is the separate utility room.

The first floor landing leads to two further double bedrooms each having en-suite bathrooms and the front facing master has built-in wardrobes and stunning far reaching views.

Outside, to the front is a paved patio providing a delightful entertaining area leading to the garden which is laid to lawn with well-stocked borders all enjoying the fabulous views over Blithfield Reservoir, AONB, and the surrounding countryside. A further decked seating area also enjoys the same panoramic views.

To the rear is block paved hard standing beside the front door which provides off road parking for two cars.

Right of access over the gravelled driveway at the rear leads to a useful brick built store (8.08m x 2.50m) and gravelled hard standing providing parking leading to the detached double garage (5.82m x 5.40m) having timber double doors.

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

**Services;** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites;** [www.environment-agency.co.uk](http://www.environment-agency.co.uk), <http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/010818







GROUND FLOOR  
APPROX. FLOOR  
AREA 1354 SQ.FT.  
(125.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 990 SQ.FT.  
(91.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2343 SQ.FT. (217.7 SQ.M.)



## 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.

## 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 now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



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