

SWALLOW BARN, SLINDON, ST21 6LX



A BEAUTIFUL DETACHED BARN CONVERSION AND SEPARATE ANNEX SET WITHIN THIS SOUGHT AFTER LOCATION IN THE SLINDON AREA OF ECCLESHALL. BENEFITTING FROM TWO BEDROOMS, CHARMING EXPOSED BEAMS, LOG BURNER, BALCONY OFF THE MASTER BEDROOM AND MODERN OPEN PLAN DINING AND LIVING SPACE

£340,000

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Location

SWALLOW BARN is conveniently located in the attractive village of Slindon which lies within the Ecceshall area of Staffordshire, a short drive away from the quaint market town of Stone, where visitors are able to enjoy excellent food & drink with monthly Farmers' Market and annual Autumn Food & Drink Festival when possible. Slidon itself is very popular amongst walkers, with several running, cycling and walking routes available in the area for residents and visitors to appreciate.

Introduction

SWALLOW BARN is a charming two bedroom detached barn conversion, which includes a separate annex with a further living space and bedroom complete with residential planning. This beautiful property which was converted from a farm building dating back to the 1920's comprises electric gates leading onto a private driveway; When entering the barn you are greeted with the entrance hallway with door leading into a spacious living and dining room, with exposed beams throughout, stable doors leading onto the garden and a feature log burner, off the lounge is a bright and spacious fully fitted kitchen with underfloor heating and high ceilings with exposed beams. In addition there is also a separate W.C on the ground floor and an under stair storage cupboard. The first floor briefly comprises of two bedrooms with a balcony off the master bedroom and a separate family sized bathroom with underfloor heating. This desirable property continues to impress as it also benefits from a rear garden with patio area and additional parking. Furthermore there is a separate annex which has been part converted across two floors, with electric, water supply and waste plumbing. This annex is ready for you to fit out to your desired layout and specification. This is a rare opportunity to acquire a truly unique property.

Entrance Hallway

Wooden glazed front door to front elevation, tiled flooring, central heating radiator, exposed beams, staircase rising to first floor accommodation and door into



Open Plan Living and Dining

23'2" X 8'2" (7.06m X 2.49m) Glazed window to front elevation, feature fireplace with exposed brick surround, carpet flooring, exposed beams, central heating radiator, understair storage cupboard and glazed stable style to side elevation



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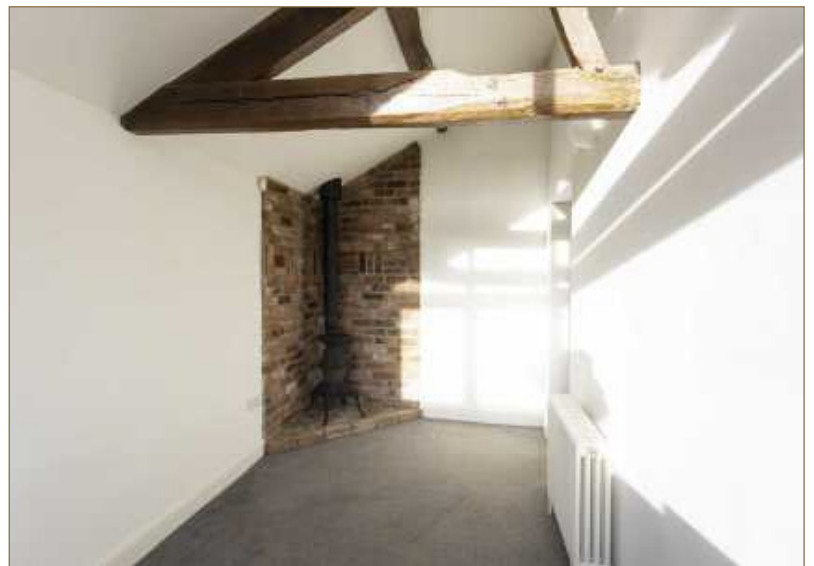
Kitchen

Dual aspect glazed windows to side elevations, a range of wall and base units with contrasting work surfaces, 1 ½ bowl sink with drainer, electric four ring hob with single door oven beneath, integrated dishwasher, extractor hood and tiled splashback



Snug

Archway leading from open plan living area, glazed windows to front elevation, log burner with exposed brickwork surrounding, carpet flooring and central heating radiator



Guest Cloakroom

Accessed from open plan living and dining room, low level wc, wash hand basin, central heating radiator and tiled flooring



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First Floor Accommodation

Tread staircase with carpeted flooring ascending from ground floor hallway to first floor landing



Bedroom One

17'7" X 9'5" (5.36m X 2.87m) Velux window to rear elevation, glazed stable style doors to side elevation opening onto balcony, pendant ceiling light point, carpet flooring, exposed beams, TV point and central heating radiator



Bedroom Two

10'8" X 5'2" (3.25m X 1.57m) Glazed window to side elevation, carpet flooring and central heating radiator



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Family Bathroom

Velux window to rear elevation, panelled P shape bath with shower over and glazed screen, wash hand basin, low level wc, part tiling to walls, central heating radiator and underfloor heated tiled flooring



Outside

Electric gates to front elevation, ample off road private parking and patio area



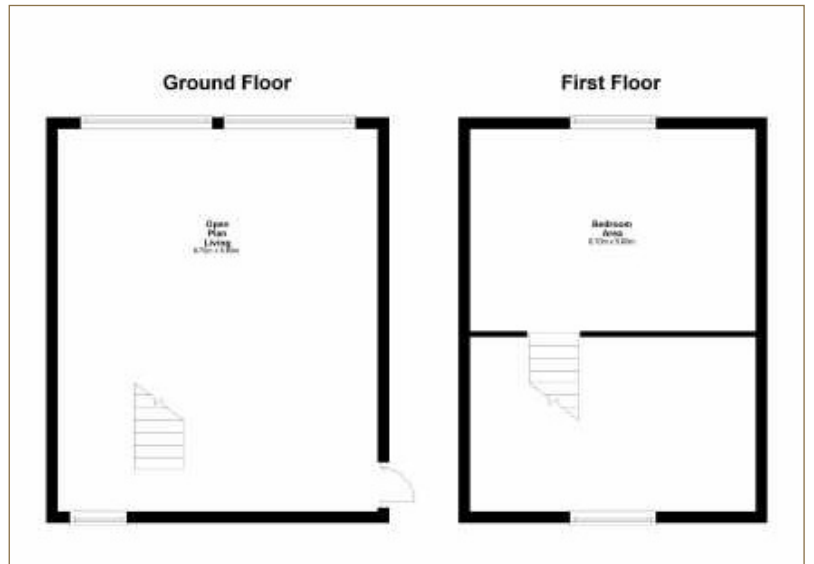
Separate Annex

Detached dwelling providing open plan living area upon entry and staircase rising to upper floor providing potential bedroom area



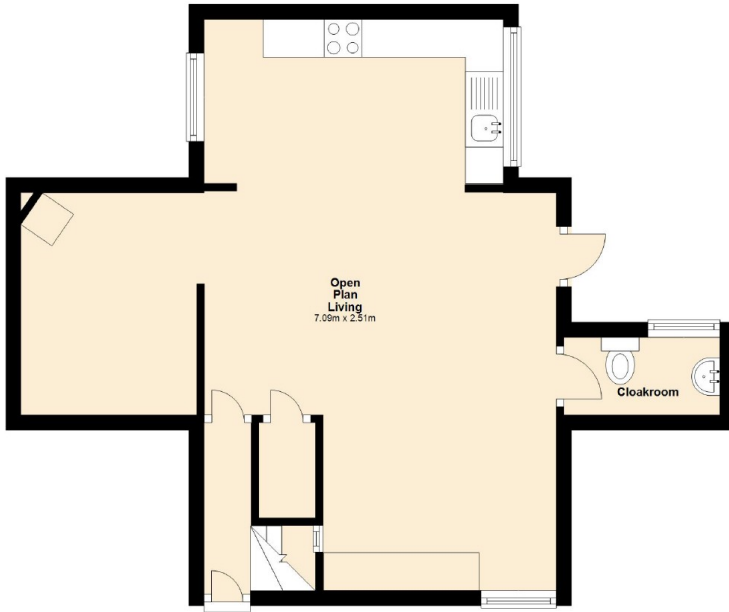
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Annex Floor plan



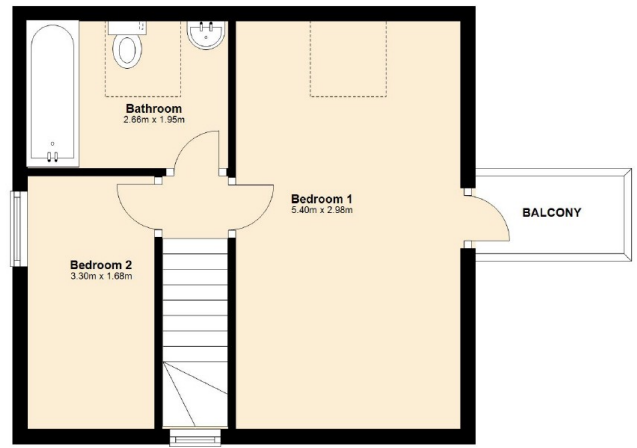
Ground Floor

Approx. 43.0 sq. metres



First Floor

Approx. 30.9 sq. metres



Total area: approx. 73.9 sq. metres

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

MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

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The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

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