

# Tixall Court

Tixall, Stafford, ST18 0XN

John  
German









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Guide Price £440,000

An exceptionally spacious Grade II listed barn conversion in an end of mews position and situated in a delightful and sought after location with excellent dining kitchen and lovely gardens.



### Accommodation

This outstanding end of mews barn conversion is exceptionally spacious and occupies a truly delightful plot with lovely private gardens to the rear and side of the property.

There is a very impressive dining hall which provides a welcome introduction to this splendid property, with a cloaks cupboard off and a cloakroom which in turn gives access to the w.c. Stairs rise to the first floor landing. The dining kitchen has a comprehensive range of high and low level painted units, sink and drainer and access to the separate utility room. There is a stunning and exceptionally spacious lounge which has a feature corner fireplace, French style double doors opening to both the rear and side gardens.

On the first floor there are four double bedrooms all of which have built in wardrobes and the principal bedroom has an en suite with shower, wash basin and w.c. Family bathroom comprising bath, separate shower, w.c and wash basin.

### Outside

The property is approached via the courtyard that leads to a partly walled rear garden and also a partly walled side garden. There is parking space and also access to the garage.

The property is Grade II listed and situated within this highly respected and sought after conservation area.

### Location

Tixall is situated in a truly enviable position surrounded by some beautiful countryside and within easy access of National Trust Shugborough Estate and also Cannock Chase, an area designated as a place of outstanding natural beauty, a haven for wildlife and a wonderful place to walk, jog, trek and cycle. The nearby village of Great Haywood has a popular farm shop and also small village supermarket, health surgery and primary school. The county town of Stafford has a wider range of amenities including an intercity railways station that provides regular Virgin services operating to London Euston taking only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

### Directions

From Stafford town centre take the Weston Road (A518 east), just after the Co-Op supermarket turn right into St. Thomas Street and at the crossroads turn left onto Tixall Road. Continue out of the town passing the crematorium on the left hand side. As you proceed through the main part of Tixall, the converted barns are situated on the left hand side a short distance after.

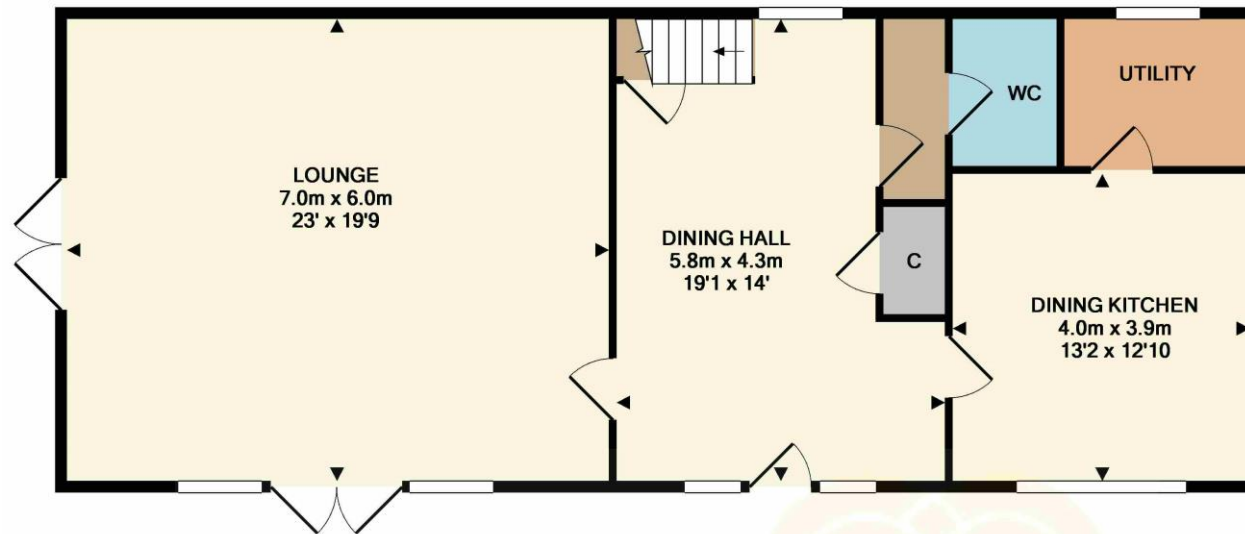
### Agents Notes

- 1 - The property is Grade II listed and situated in a conservation area.
- 2 - There is no mains drainage to the property, drainage is to a septic tank.
- 3 - There is no mains gas, there is LPG heating.
- 4 - The property was part of the Shrewsbury Estates prior to being sold off some time ago and various rights and matters are referred to within the Title Deeds, whilst these may not be relevant to this property, your solicitor should advise you further in this respect.
- 5 - There is planning permission to develop the open bay barn to the right hand side of number 12, looking from the road and the gable end of the barn will form part of number 12's garden wall.
- 6 - There are listed walls within the garden and adjacent to the road which will have to be maintained by the owners of number 12 and the adjoining property.

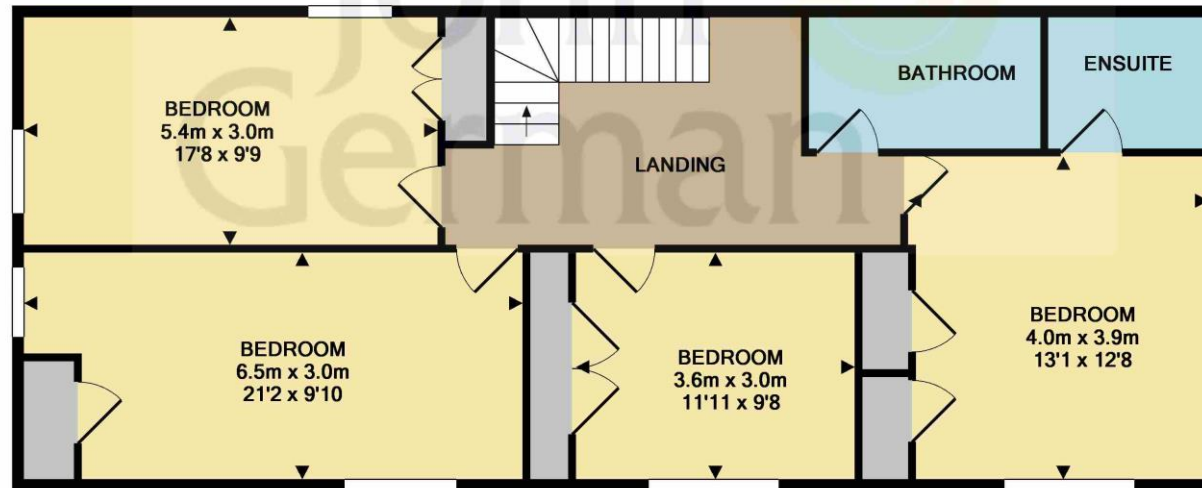








GROUND FLOOR



1ST FLOOR

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

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band F

**Useful Websites:**

[www.environment-agency.co.uk](http://www.environment-agency.co.uk)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/010219

**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.

**EPC NOT REQUIRED AS PROPERTY IS GRADE II LISTED**



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Burton upon Trent | Derby | East Leake | Lichfield  
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