



Connells

Stone Road,
Yarlet, Stafford

Stone Road,
Yarlet, Stafford, ST18 9SA

for sale
£700,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this outstanding three bedroom detached barn conversion set in a rural position overlooking countryside views positioned a distance back from the A34 in Yarlet. The property is accessed by double gated entrance entering into to the main courtyard area allowing further access to an additional Commercial unit ready for business use as well as a further detached workshop and a paved courtyard to the main entrance into the property. The property also benefits from a paddock with gated access.

The property in brief comprises of: An additional commercial property benefiting from a W.C, Kitchen and three reception rooms. An outbuilding providing power and lighting with windows fitted to the side. The main building consists of an open plan kitchen/lounge diner, Utility room, two bedrooms on the ground floor with both benefitting from walk in wardrobes and one of the bedrooms with an en-suite and a master bedroom to the first floor with an en-suite.

Internally

Entrance

Having a block paved courtyard leading to front entrance into the open plan living space.

Lounge / Diner

44' 5" x 15' 7" (13.54m x 4.75m)

Having twin aspect double glazed windows, gas log burner effect fire with carving sandstone mantle and hearth, traditional solid oak beams, feature stain glass window to side, additional sky light windows, TV & Internet points and solid oak flooring.

Kitchen

Being open plan to the lounge diner this bespoke kitchen offers unique part glass fronted wall units and traditional style base units incorporating wooden work surfaces over, breakfast island to the centre with further storage space, ceramic sink with mixer taps, electric oven with five ring gas hob and remote control cooker hood over with built in lighting, spot lighting to the ceiling and solid oak flooring.

Utility Room

13' 1" max x 13' (3.99m max x 3.96m)

Having double glazed window and a door leading out to the side of the property, floor to ceiling wall units with additional base units, ceramic sink with mixer taps, wooden work surfaces over, space for washing machine and dryer, space for fridge freezer and tile flooring.

Master Bedroom

16' 3" x 13' 5" (4.95m x 4.09m)

Having a Juliet style balcony to the rear, solid oak beams, radiator, carpet flooring and door leading into en-suite

En-Suite

Having a double glazed sky light window, bath with water fall style taps with built in shower over and glass shower screen to the centre, wash hand basin, extractor fan, part tiling to walls, pebble surround flooring around bath area transitioning to tile flooring.

Bedroom Two

24' 5" MAX x 12' 8" (7.44m MAX x 3.86m)

Having a window to the side, fitted walk in wardrobe and dressing area, radiator, TV point, solid oak beams and carpet flooring.

En-Suite

Having a window to the rear, chrome towel rail radiator, extractor fan, W.C, mains shower and shower cubicle, part tiled, hand wash basin vanity unit and tile flooring.

Bedroom Three

12' 2" x 11' 1" (3.71m x 3.38m)

Having a window to side, radiator, carpet flooring, solid oak beams and walk in wardrobe.

Bathroom / WC

Having a double glazed window, wash hand basin, W.C and tile flooring.

Externally

Commercial Barn

Benefiting from a W.C, kitchen and three reception rooms.

Outbuilding

Providing power and lighting with windows fitted to the side and part tiled flooring.

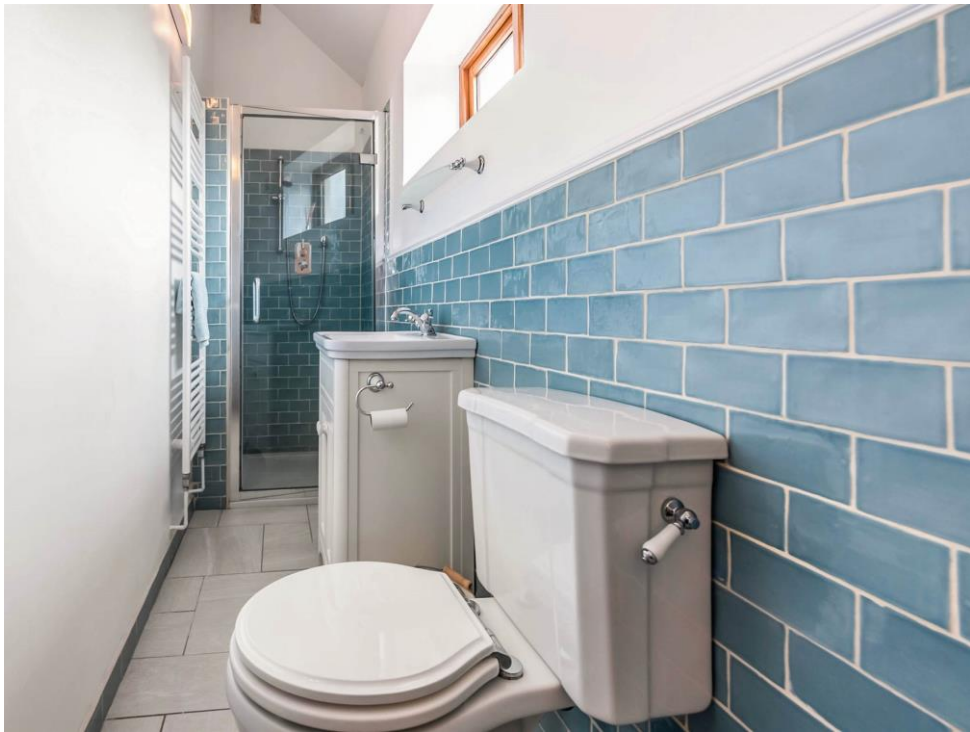
Garage

Having up and over doors and situated on a concrete base.

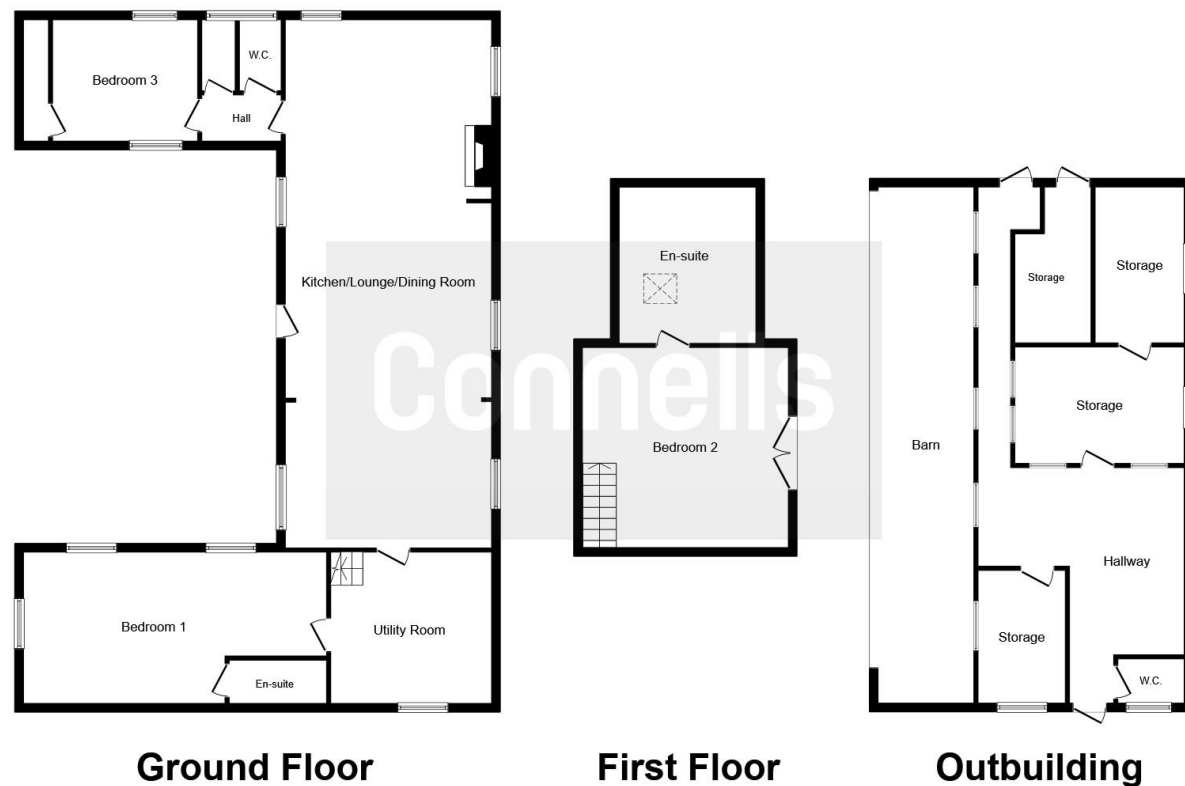
Paddock

Gated access to the paddock situated to the side of the property overlooking countryside views.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/ref-STD103774



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Property Ref: STD103774 - 0005