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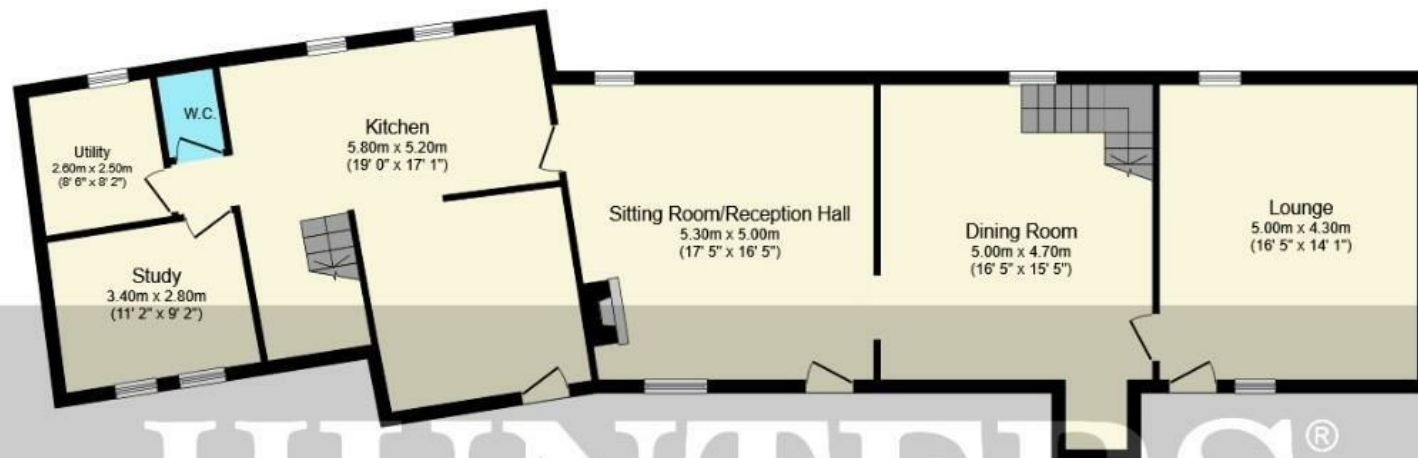
Sandborough Barn Yoxall Road, Hamstall Ridware, Rugeley, WS15 3SA  
£650,000

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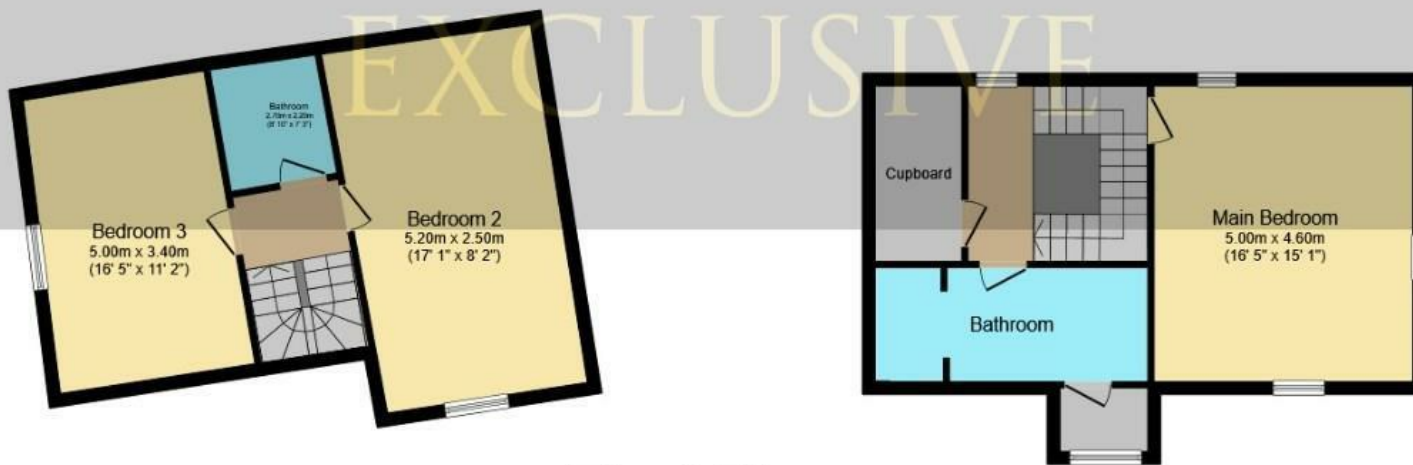
this stunning property has been converted by the current seller and is absolutely brimming with character and original features which have been meticulously maintained and loved, nestled in a wonderful countryside setting on the outskirts of Hamstall Ridware within easy reach of nearby Lichfield, Rugeley and Burton. The scenic village is home to the historic St Michaels Church and a local pub. Sandborough Barn is a grade II listed property and has oil fired central heating, it's accommodation briefly comprises; Breakfast Kitchen, Guest WC, Utility Room, Study, Living Room, Dining Room and a Sitting Room. Two separate oak staircases give access to a Master Bedroom, Landing with a fitted Dressing Area, fully refurbished Bathroom, two further Double Bedrooms and a Family Bathroom. Outside has a low maintenance courtyard garden, Detached double garage with a first floor available for conversion and an Office with Store and Bathroom. Viewing is absolutely essential to appreciate the charm, location and quality of accommodation available. This property is exempt from an EPC

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## Ground Floor



## First Floor

Total floor area 207.4 sq.m. (2,232 sq.ft.) approx

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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### **Breakfast Kitchen**

with features of exposed brickwork and timbers. Range of base units with granite work surfaces, co-ordinating upstands and an inset stainless steel sink and a half with counter top drainer. Ceiling light points, fitted range cooker, extractor hood, space for a fridge-freezer, two radiators, flagstone flooring, oak stairs leading to the first floor. two windows to the side aspect, windows to the front and a timber glazed door to the courtyard

### **Guest WC**

having a vanity hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, exposed timbers, extractor fan, radiator and oak flooring

### **Utility Room**

fitted with wall and base units, wood work surfaces and two stainless steel sinks. Appliance space for a washing machine and a tumble drier. Ceiling light point, pantry style cupboard, central heating boiler, flagstone flooring and a window to the side aspect

### **Study**

benefitting from a fitted storage cupboard and a fitted sideboard. Ceiling light point, exposed timbers, radiator, oak flooring and a window to the front

### **Lounge**

having an inset log burner. Two ceiling light points, exposed timbers in the vaulted ceiling, two radiators, flagstone flooring, windows to the front and rear aspects and a timber glazed door onto the courtyard. Step into the

### **Dining Room**

having wall light fitments, exposed timbers, two radiators, feature alcove with a small window, under stairs storage cupboard, oak flooring, windows to the front and rear aspects and an oak stair case to the master bedroom

### **Sitting Room**

having a raised decorative feature to one wall. Light fitments, exposed timbers, two radiators, oak flooring, windows to the front and rear aspects and a timber glazed door leading onto the courtyard

### **Master Bedroom**

oak stairs give access to the generous room with a vaulted ceiling, exposed timbers and traditional features. Light fitments, radiator, Velux window to the front and a window to the side aspect

### **Landing**

accessed via the oak stair case from the dining room and having a vaulted ceiling with exposed timbers, a light fitment and oak flooring. Double oak doors give access into a fitted walk-in wardrobe which has ceiling spotlights, hanging rails, a hot water cylinder and oak flooring

### **Bathroom**

recently refurbished to a very high standard and comprising of a tiled spa bath, walk-in wet room mains powered shower which is fully tiled with ceiling spotlights, exposed timbers and an extractor fan, his & hers vanity hand wash basins and a push button enclosed WC. Inset ceiling spotlights, exposed timbers, vertical radiator, tiled floor and a glazed door to the front aspect

### **Landing**

accessed via the curved oak staircase in the kitchen and having exposed timbers and oak flooring

### **Bedroom Two**

benefitting from eaves storage. Light fitments, exposed timbers, radiator and a window to the side aspect

### **Bedroom Three**

with light fitments, exposed timbers, Velux window to the front and a radiator

### **Family Bathroom**

serving bedrooms two and three and having a panelled bath with an over head mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, exposed timbers, part tiling to the walls, radiator and tiled floor

### **Outside**

the property has a courtyard garden with paved patio

seating areas, well established shrubs and trees with raised beds and a fish pond. There is a gravel and block paved driveway providing parking for several vehicles which leads to the double garage.

**\*\*Please note part of the driveway is shared with the neighbour\*\***

### **Double Garage**

having two set of double timber doors for access. There is light, power and stairs to the first floor which has potential to convert into a home gym or similar

### **Office**

having an exposed brick chimney with a coal burning stove. Lights, power and a Velux window. Door into the Store which has spotlights, tiled flooring, door giving access to the double garage and a door into the

### **Bathroom**

having a 'P' shaped bath with a mains powered shower attachment, pedestal hand wash basin and a corner close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, vertical radiator and tiled flooring

### **AGENTS NOTE**

this property is Grade II Listed. These buildings warrant preservation efforts and require Listed Building Consent for most alterations, extensions, or demolitions, including interior changes.

**\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\***









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