



Heath Barn

Calton

Heath Barn
Leek Road
Calton, Nr Waterhouses
Staffordshire
ST10 3LF



2



1



1



D

A delightful 2 bedroom detached barn conversion occupying a sizable plot of approximately quarter of an acre with further detached barn being used as a garage and separate workshop and generous hardstanding providing ample off road parking for many vehicles

The property occupation is restricted local needs

further information on the qualifying criteria can be obtained from the agent and are outlined within the sale details.

The property enjoys a lovely rural location backing onto open farmland and enjoying views across surrounding countryside.

Fixed Price:

£275,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

The barn is Detached with the layout of the accommodation having been well thought out and designed to maximise the space on offer. And provide much charm and character throughout.

The main access door to the property leads into the **Kitchen** (3.07m x 2.38m) with hanging and boot space adjacent to the entrance and leading through to the core of the Kitchen which has a range of matching wall, drawer and base units having rolled edge work surface over, integrated fridge, integrated electric hob and oven with extractor hood over, sink and drainer and integrated dishwasher, there is an internal access door which leads to the **Utility Room** providing further appliance space and sink and access to the **Cloak Room /WC** .

The main reception room is a spacious a **Lounge/Dining Room** (5.99m x 3.26m) which can be accessed internally from the Kitchen or independently from the outside via a stable door. The room has a fully tiled floor with exposed beams to ceiling and a feature woodburning stove set within the corner of the lounge area. This is a very well proportioned room to accommodate a comfortable sitting area and open plan dining



First Floor

Access to the first floor from the staircase rising from the Kitchen and leading to the landing area that provides useful storage cupboard and access to both bedrooms and the shower room.

The **Master Bedroom** (5.36m x 3.35m) has a range of built-in bedroom furniture including a double wardrobe and higher level storage cupboard. The views enjoyed from the bedroom are stunning and look across open farmland to the surrounding countryside.

Also located on the first floor is a **Guest Bedroom** (3.88m x 2.24m) which again has a built-in wardrobe and enjoys a view across the garden to the neighbouring farmland.

The **Shower Room** is accessed from the landing to serve both bedrooms and has been well designed to maximise space with a shower cubicle, vanity wash hand basin and corner WC, heated towel rail and extractor fan.



Externally

The property is accessed along a private track from the main road and leads to the gated access. This opens onto a large graveled forecourt area between the Barn and the outbuilding incorporating a garage workshop where there is ample parking for a number of vehicles.

Garage and Workshop - Garage (6.78m x 3.84m) having sliding vehicular access door power and lighting with open door access to the **Workshop** (6.76 x 2.97m) having power and lighting and plumbing for a washing machine and further appliance space with drop down loft ladder proving access to the **boarded attic space** (7.18m x 2.64m to eaves storage) providing further storage space.

The formal gardens are mainly laid to lawn and wrap around the side and rear of the property and neighbour open farmland to the rear. There is a Hot Tub situated in front of the Workshop which provides a lovely location to take in the view, the hot tub will be available by separate negotiation.



General Information

Services:

Main Water and Electricity. Private Drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a public footpath which crosses the access track.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Authority

Staffordshire Moorlands District Council Tel: 0345 605 3010

Council Tax Band – C

EPC – D

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Directions:

From Ashbourne: Proceed out of the town on the A52 towards Leek.. Continue up Swinscoe Hill and straight ahead at Calton crossroads onto the A523 towards Leek. Continue for a further mile and the access drive to the property, Heath Barn, will be found on the right hand side clearly identified by the Bagshaws 'For Sale' board.

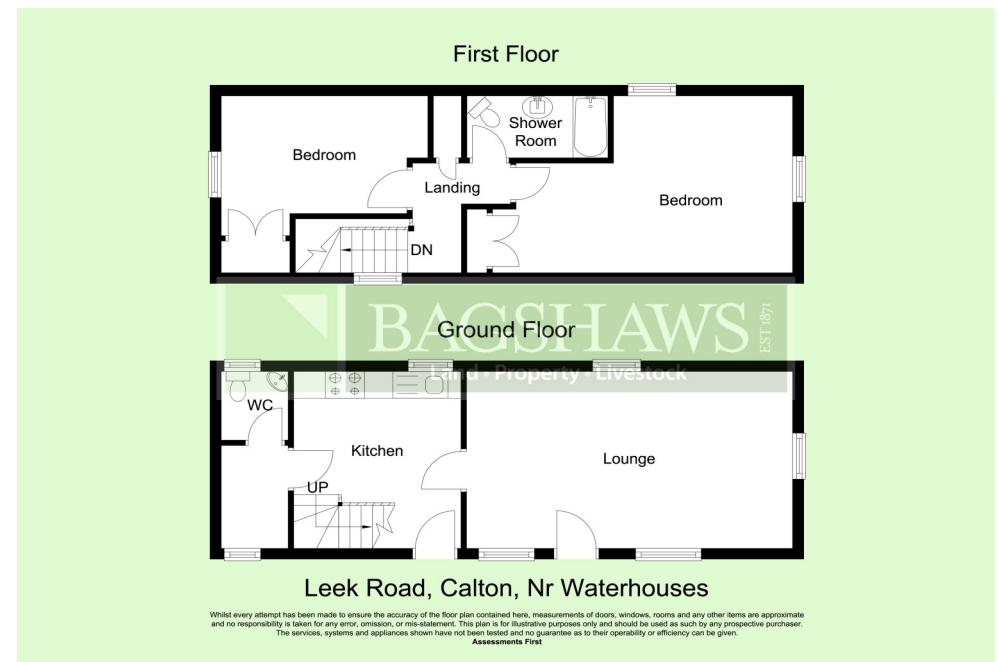
Local Qualification Provisions:

The property occupation is limited to the local qualification provisions which are defined in the agreement as a person who, immediately prior to taking up occupation, falls within one or more of the following;

- A) A person (and his or her dependents) who has a minimum of 10 years permanent residence within the last 20 years in the parish or an adjoining Parish.
- B) A person (and his or her dependants) who has an essential function need to live close to his work in the Parish or adjoining Parish.
- C) A person (and his or her dependents) who has an essential functional need to live close to another person who has a minimum of 10 years permanent residence in the last 20 years in the Parish or an adjoining Parish, the essential need arising from age or infirmity.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





Vine House, Ashbourne, Derbyshire, DE6 1AE
T: 01335 342201
E: ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:	
Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811

