



# Old Stone Barn

## Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## Old Stone Barn

Stoke-On-Trent  
ST10 2HZ

\* This superbly positioned detached stone barn conversion is located in the highly sought-after Staffordshire Moorlands village of Whiston.

\* The barn occupies a delightfully private setting and stands on a substantial plot of around 0.85 of an acre with tree lined boundaries, lawned areas, ample off road parking and the bonus of a detached stone outbuilding.

\* The property itself offers well presented accommodation over three floors with electric heating and double glazing.

\* Accommodation briefly comprises: Kitchen / Diner, stairs off to an open plan mezzanine Living Room area, Inner Hallway, Two double Bedrooms and Shower Room.

\* The property may be the ideal purchase for those looking for a second home / countryside getaway or even the option for a holiday let.

\* The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £350,000



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Leek - 01538 383344



leek@buryandhilton.co.uk





## General Information

### Kitchen / Diner 11'5 x 27'5 (3.48m x 8.36m)

Wall and base units. Belfast sink unit with mixer tap. Electric heater x 2. Wood flooring. Cooker point. Extractor unit. Exposed beams. Understairs storage with plumbing point. Rear door. Stairs off to:

### Mezzanine Living Room

Electric heater. Wood flooring. Exposed beams. Cupboard housing water cylinder.

### Inner Hallway

Stone flooring. Electric heater. Rear door.

### Bedroom 9'10 x 13'9 (3.00m x 4.19m)

Wood flooring. Electric heater. Side door.

### Bedroom 13'1 x 9'6 (3.99m x 2.90m)

Wood flooring. Electric heater. Rear door. Exposed beams.

### Shower Room 7'5 x 8' (2.26m x 2.44m)

Corner shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Wood flooring.

### Outside

The barn occupies a delightfully private setting and stands on a substantial plot of around 0.85 of an acre with tree lined boundaries, lawned areas, ample off road parking and the bonus of a detached stone outbuilding. Storage container.

### Agents Notes

We understand the property is Freehold but clarification should be sought from a solicitor.

The vendor has advised us the property has mains water, electric and drainage connected.

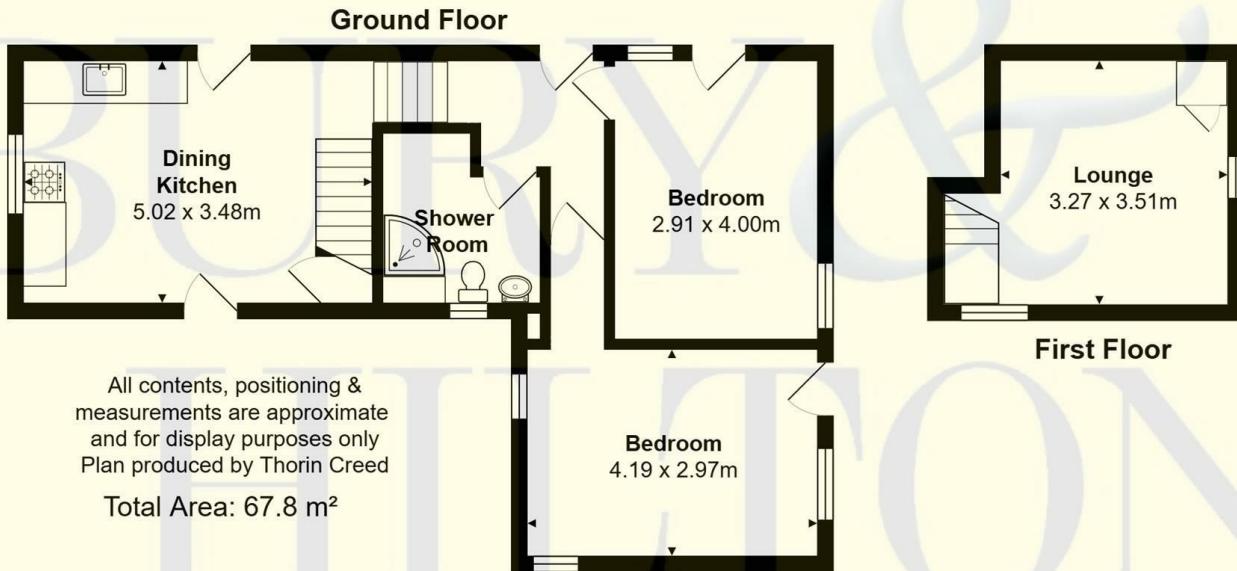
The whole plot amounts to around 0.85 of an acre or thereabouts.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



#### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

#### 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.

#### Sporting, Timber and Mineral Rights B&H Sales

It is understood that these are included in the sale as far as they exist.

#### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

#### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

#### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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#### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811