

Madeley Farm Barns, Beamhurst, Staffordshire, ST14 5ED
£775,000





Appointed to an exceptional standard and presented with timeless style, this magnificent four-bedroom barn conversion offers an outstanding blend of space, versatility, and privacy. Set within approximately 0.45 acres, including a small enclosed paddock of around 0.17 acres, the property enjoys far-reaching Staffordshire countryside views, extensive parking, and a detached double garage with adjoining store.

Converted in 2005 and meticulously maintained ever since, the home perfectly balances the warmth and character of traditional barn architecture with the comfort and convenience of modern living. With generous proportions, an elegant interior, and a tranquil setting, this is a rare opportunity within easy reach of Uttoxeter, Tean, and Cheadle, as well as the A50, connecting to Derby, Stoke-on-Trent, the M1, and M6.

Viewings are highly recommended to fully appreciate the scope and high standard of accommodation on offer.



Reception Hall

A striking entrance welcomes you to the home, featuring curved exposed brick walls, a solid timber staircase, and timber doors leading to the principal rooms. The craftsmanship and attention to detail are immediately apparent, setting the tone for the high-quality finish throughout.

Lounge

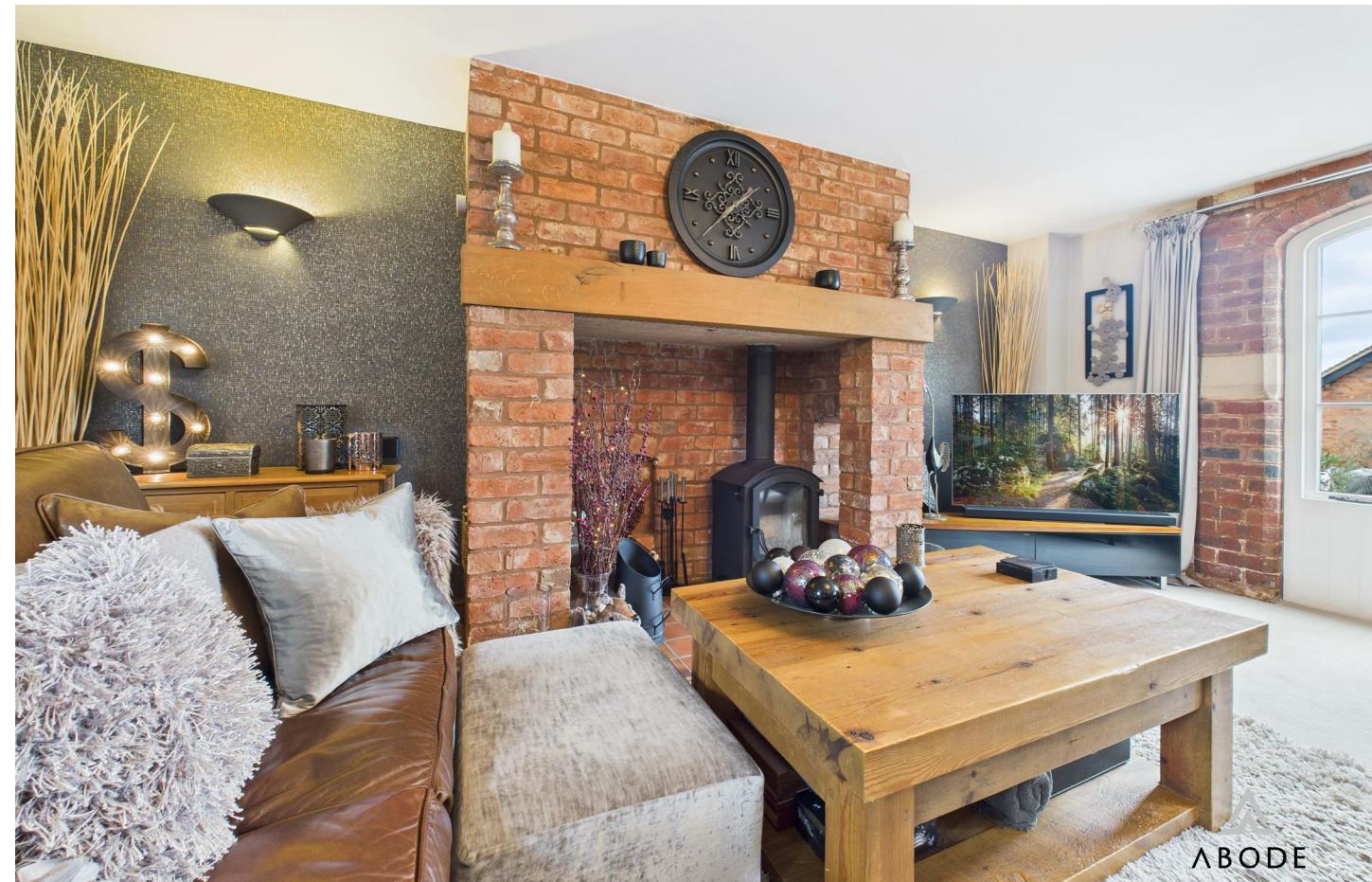
This superb dual-aspect living room extends the full depth of the home and centres around an exposed brick inglenook fireplace with a log burner set on a quarry-tiled hearth. Abundant natural light fills the space, while a glazed door opens directly to the garden, creating a seamless connection between indoor comfort and outdoor tranquillity.

Kitchen Diner/Garden Room

Beautifully appointed and generously proportioned, the impressive living kitchen features an extensive range of fitted units, granite worktops, and a timber breakfast bar. Integrated appliances include an induction hob with contemporary extractor, double ovens, dishwasher, and fridge freezer. A rear-facing window frames views of the garden, and a wide archway leads into the family seating area — a bright, inviting space with direct access to the patio and stunning countryside views.

Dining/Family Room

Adjacent to the kitchen, this versatile room is ideal as a formal dining area, secondary sitting room, or teenage retreat. Bay windows flood the space with natural light and offer picturesque views over the garden and open fields beyond, creating a calm and welcoming atmosphere.







Ground Floor Bedrooms & Shower Room

Positioned at one end of the ground floor are two spacious double bedrooms, one enjoying delightful garden and countryside views. These rooms offer great flexibility, easily adapted for guests, additional reception areas, or home offices.

The refitted ground floor shower room is finished to a luxurious standard, featuring a contemporary three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a double walk-in shower cubicle with glass screen. Complementary tiling, a chrome heated towel rail, recessed spot lighting, and a bespoke frosted window with original brick arch complete the space.

Utility Room

Practical yet stylish, the utility room offers a range of base-level cupboards with roll-top granite-effect work surfaces and tiled splashbacks. There is plumbing for freestanding appliances, an oil-fired central heating boiler, spotlighting to the ceiling, and a timber-clad window set within an original brick arch.

First Floor Landing

The landing features a double-glazed Velux window with fitted shutter blind and a large built-in airing cupboard housing the pressurised hot water system. Internal doors lead to both first-floor bedrooms.

Bedroom

A generous principal suite with three double-glazed Velux windows complete with shutter blinds, four built-in wardrobes, additional fitted storage cupboards, and a built-in dressing table with drawers. The space is finished with a central heating radiator, spotlighting to the ceiling, and access to the en suite.

En-suite One

A luxurious five-piece bathroom comprising a low-level WC, bidet, wash hand basin, bath with complementary tiling, and a separate shower cubicle with folding glass screen. A double-glazed window with fitted blind, timber wall panelling, and a chrome heated towel rail add refinement and comfort.

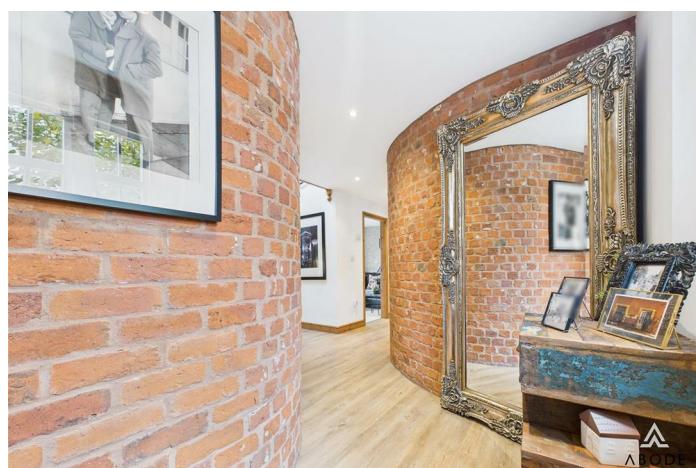
Bedroom

This second first-floor double bedroom enjoys two double-glazed Velux windows with shutter blinds, four built-in wardrobes, a fitted dressing table, and a central heating radiator. The room also benefits from its own en suite bathroom.

En-suite

Appointed with a three-piece suite comprising a low-level WC, bath with chrome fittings, and wash hand basin. Complementary wall and floor tiling, an extractor fan, and a central heating radiator complete the space.





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Outside

The property is surrounded by beautifully landscaped gardens featuring sweeping lawns, mature borders, and blue-slate edged pathways. To the front, a shared access driveway leads to ample block-paved parking.

To the rear, an expansive block-paved patio provides the perfect setting for entertaining or relaxation, capturing the wonderful views across the Staffordshire countryside. The immaculate garden is mainly laid to lawn with well-defined borders and a charming timber loggia for evening enjoyment.

A five-bar gate opens to the adjoining paddock — ideal for children's play, small livestock, or a hobby garden. A lightly used public footpath crosses this area.

Double timber gates at the rear provide access to a secure gravelled parking area with space for multiple vehicles. The detached double garage benefits from power, lighting, and twin electric doors, with an adjoining store that offers excellent potential for conversion to ancillary accommodation (subject to consents).

Additional Information

The total plot extends to approximately 0.45 acres, including a 0.17-acre paddock. The property benefits from oil-fired central heating, a private sewage treatment system, and traditional construction. A voluntary annual contribution of £185 covers maintenance of the communal areas and grass cutting.

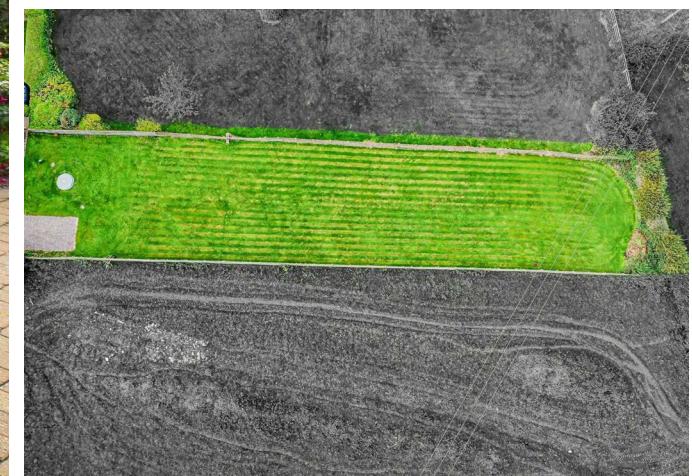
Location

Perfectly positioned between Uttoxeter and Tean, with easy access to Cheadle, this superb home combines rural tranquillity with excellent connectivity. The A50 dual carriageway offers convenient routes to Derby, Stoke-on-Trent, and the national motorway network, making it ideal for both family living and commuting.

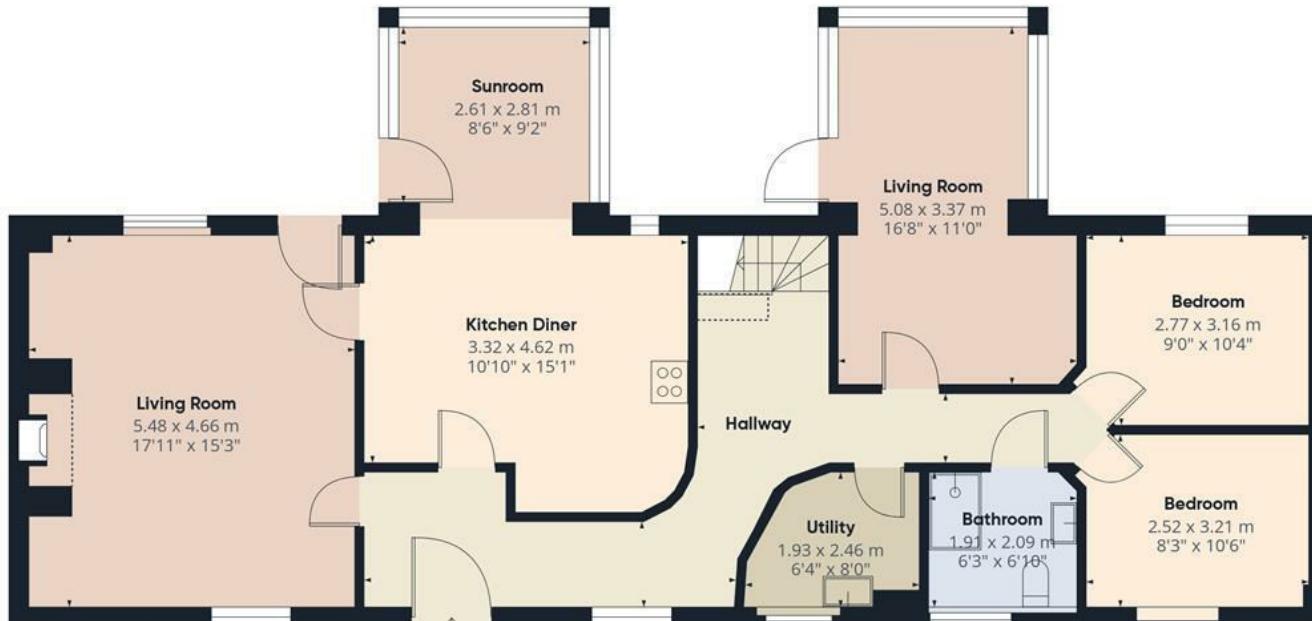










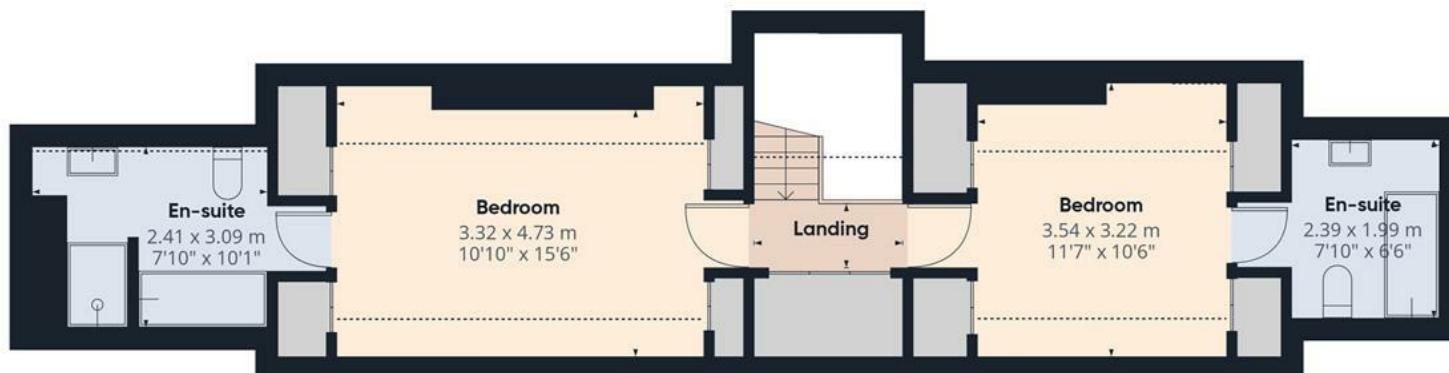


Approximate total area⁽¹⁾

162.8 m²
1754 ft²

Reduced headroom

10.2 m²
110 ft²



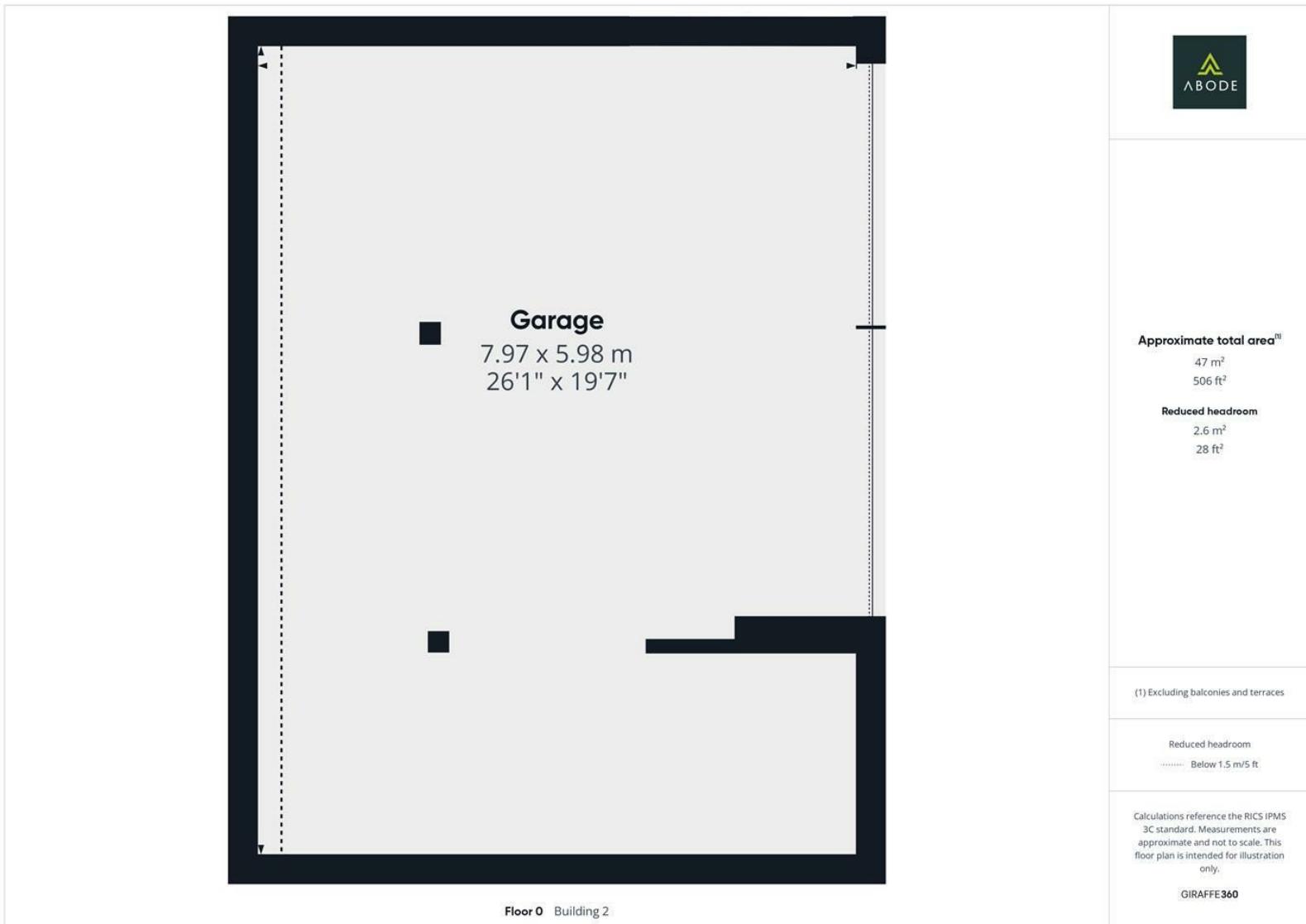
(1) Excluding balconies and terraces

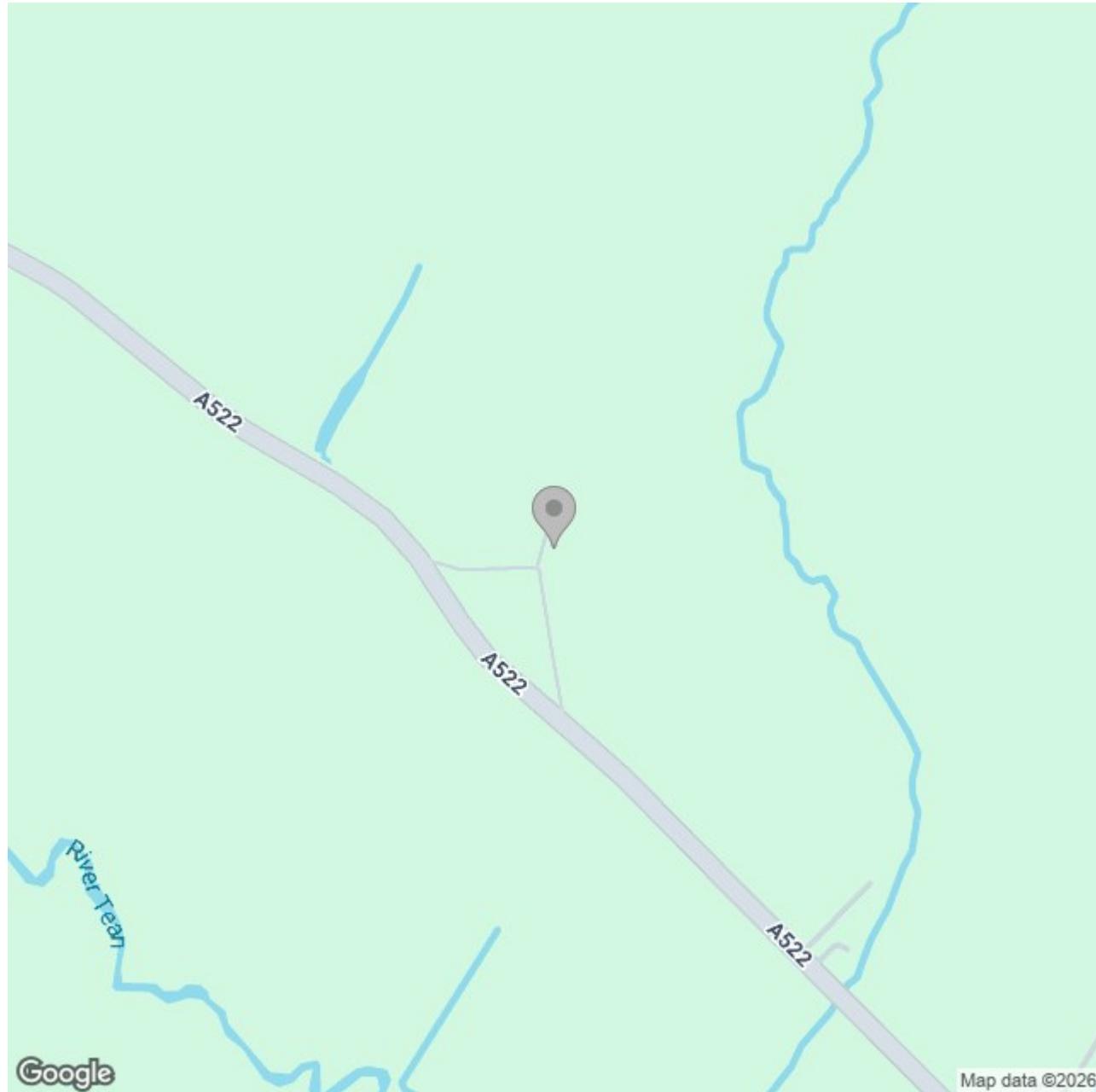
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	