

Lichfield Road

Hamstall Ridware, WS15 3QQ

John
German





Lichfield Road

Hamstall Ridware, WS15 3QQ

Asking Price Of £475,000

Set in a charming countryside location with superb views is this character barn conversion with high ceilings, revealed beams and a log burner. The property boasts a lounge, dining kitchen, four bedrooms (two en suite), family bathroom and wonderful landscaped gardens with off road parking.

John German are delighted to offer for sale this fabulous barn conversion set in delightful Staffordshire countryside in the rural hamlet of Hamstall Ridware which is conveniently situated for the nearby centres of the cathedral city of Lichfield, Uttoxeter, Burton Upon Trent and with excellent access to the A38 providing fantastic transport links.

The barn boasts charm and character throughout with features including revealed beams, log burner, high vaulted ceilings in the kitchen diner, living room and bedrooms, surrounded by beautiful landscaped gardens with delightful far reaching views and off-road parking.

The front entrance door opens into the entrance hall with tiled floor and staircase off to the first-floor landing with doors leading off. There is a side hall with doors to the living accommodation where there is a most impressive lounge boasting high ceilings and featuring revealed timbers, tiled floor and windows to front and rear. The focal point is provided by a brick fire surround with log burner and there is a door onto an impressive 22ft 1 x 15ft 10 open plan kitchen diner which is well-equipped with a range of base and eye level units with work surfaces over incorporating an electric hob, double oven and extractor hood with space for a breakfast table with window framing views across the gardens, generous dining area with stable door opening out to the paved patio and garden beyond.

The first of the bedrooms is a good double with high vaulted ceiling and exposed beams and fitted wardrobes across one wall and an en suite shower room with WC, wash hand basin with shower cubicle and window to rear.

There are two further good-sized bedrooms on the ground floor, both with the advantage of fitted wardrobes with each having a door out to the garden.

The family bathroom is fitted with a suite comprising panelled bath with shower over, pedestal wash hand basin and WC.

Stairs rise off the hall to the first-floor landing where there are two wardrobes, storage cupboards and an airing cupboard.

The master bedroom is an impressive double with windows framing far reaching views and a window to the rear, an en suite shower room is fitted with a suite comprising shower cubicle, WC and wash hand basin.

Without doubt the highlight of the property are the superb attractive landscaped gardens with far reaching views with shaped lawns and well-established borders. The property is located in a fine rural location with a service road serving just a handful of properties leading to allocated parking spaces.

Directions: Entering the village on Yoxall Road, pass the village pub (The Shoulder of Mutton) to your left, and take the next left onto Lichfield Road, carry on past the right-hand bend with Blythe House Farm, continue along Lichfield Road until you see the John German For Sale board on the right hand side, indicating the driveway towards Larks Barn, follow the access road and turned left and round to the right where the barn can be found.

Tenure; Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services; Mains water, electricity and gas are believed to be connected to the property. There is no mains drainage connected to property. Purchasers are advised to satisfy themselves as to their suitability.
Useful Websites; www.environment-agency.co.uk
Ref: JGA/230518



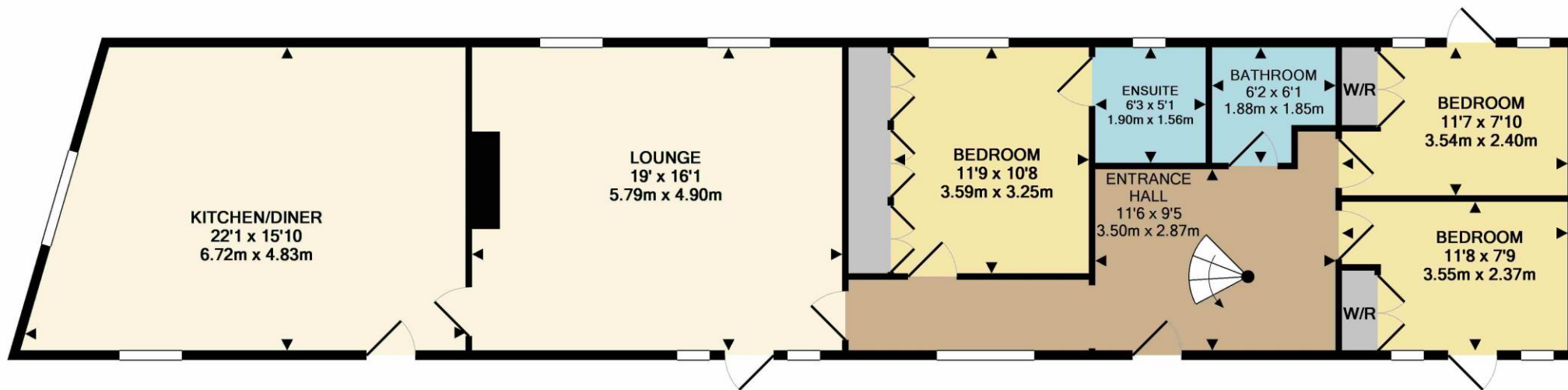




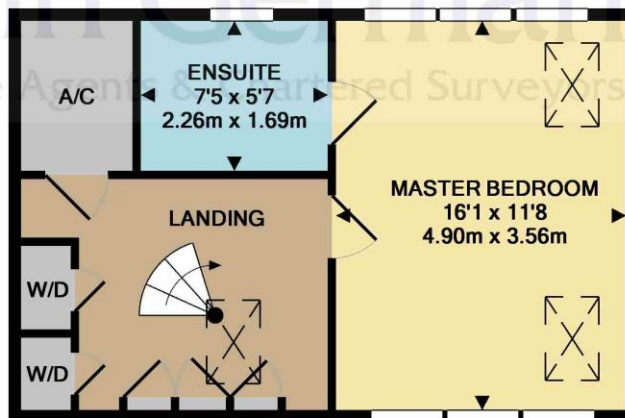








GROUND FLOOR



1ST FLOOR



Floor Plan Clause

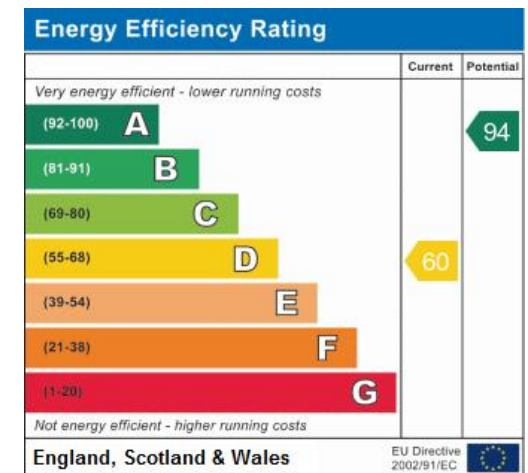
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



