



**The Granary Hazel Wall Farm, Kingsley Moor, Staffordshire
ST10 2EQ**

Offers over £499,950



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Step into a world of timeless beauty with this extraordinary barn conversion. This remarkable property, built in the 1800s and expertly converted in 1992, seamlessly blends the charm of the past with the comforts of modern living. Nestled within a picturesque semi-rural village, this home offers the perfect balance between tranquility and convenience. While enveloped by the serenity of the countryside, the nearby towns of Cheadle and Leek are within easy reach, ensuring you have a plethora of amenities at your fingertips.

As you enter the property, you are greeted by a welcoming entrance hall, which features a cloakroom. The spacious square living room is well-proportioned and showcases a beautiful brick fireplace with a fitted fire. Patio doors lead outside to the rear garden, allowing for seamless indoor-outdoor living. A separate dining room, perfect for entertaining guests. The traditional shaker-style fitted kitchen boasts a breakfast bar and ample oak work surfaces. Retreat to the upper level, you will find a master bedroom complete with an en-suite shower room, providing a private and convenient space. The large landing includes a cupboard, offering additional storage. Three additional generously sized bedrooms ensure ample space for family, guests, or even a home office. Completing this haven of relaxation is a family bathroom boasting a tasteful three-piece suite.

Prepare to be enchanted as you explore the exterior. Adorned with climbing ivy, the front lawned garden and gravel driveway exude elegance and provide ample parking space. A detached double garage stands as a testament to practicality and convenience. The rear of the property offers an extensive paved patio area, ideal for outdoor seating, as well as a lawned garden to the side. A dry stone wall separates the second tier of the garden, which can be accessed by a few steps. This expansive lawned garden is beautifully landscaped with well-stocked borders.



The Accommodation Comprises

Entrance Hall

17'3" (max) x 8'7" (5.26m (max) x 2.62m)

Step inside this remarkable barn conversion and be greeted by an entrance hall that exudes both elegance and practicality. The tiled floor lends a touch of sophistication, while the cast iron radiator adds a hint of vintage charm. A conveniently placed understairs cupboard provides valuable storage space, ensuring a clutter-free environment. As you cross the threshold through the Composite entrance door, you'll feel a sense of warmth and welcome that sets the tone for the rest of this magnificent home.

Lounge

17'1" x 17'7" (5.21m x 5.36m)

Indulge in the inviting ambience of the lounge, where comfort and style intertwine seamlessly. The focal point of the room is a stunning brick feature fireplace, complete with a coal effect fitted gas fire, adding a touch of warmth and allure. The woodblock flooring enhances the rustic charm, while the radiator ensures cosy temperatures year-round. Allow your gaze to wander through the four windows, bathing the space in natural light and offering picturesque views of the surroundings. The feature beamed ceiling adds a delightful architectural detail, contributing to the character and charm of the room.

For a seamless transition between indoor and outdoor living, UPVC patio doors beckon you to step outside and discover the rear paved patio area. Whether you're savoring a morning coffee under the open sky, this space allows you to fully embrace the beauty of the surroundings while enjoying privacy and tranquility.

Dining Room

16'11" x 11'2" (5.16m x 3.40m)

Located near-by the kitchen for convenience, you'll find a delightful dining room that is perfect for hosting intimate gatherings or enjoying meals with loved ones. The woodblock flooring continues the theme of timeless elegance, infusing the space with warmth and character. A radiator ensures a comfortable dining experience regardless of the season.

Drawing in natural light, two windows create a bright and airy atmosphere while providing scenic views of the surrounding landscape. Whether you're enjoying a casual brunch or a formal dinner, this charming dining room offers a serene and inviting setting.

Traditional Bespoke Kitchen

13'3" x 12'11" (max) (4.04m x 3.94m (max))

Prepare to be enamored by the beautifully designed fitted kitchen, where style and functionality harmoniously blend. Adorned with light grey shaker-style units, this space exudes a contemporary charm that is both timeless and sophisticated. The wooden work surface over the units adds a touch of warmth and natural appeal. A striking Belfast sink takes center stage, offering both practicality and a nod to traditional craftsmanship. The black contrasting tiled splashback adds a modern touch and serves as an eye-catching feature. Three windows flood the kitchen with natural light, creating a bright and welcoming atmosphere.

Equipped with top-of-the-line appliances, this kitchen caters to even the most discerning home chef. A Bosch built-in double oven ensures convenient and efficient cooking, while the induction hob and extractor hood provide a seamless cooking experience. The breakfast bar offers a casual dining spot, perfect for quick meals.

To enhance the overall functionality of the kitchen, an integrated fridge/freezer is seamlessly incorporated, providing ample storage space for your groceries. Inset spot lighting illuminates the workspace, creating a well-lit and inviting environment. For added convenience, an outside stable door allows for easy access to the exterior, making it effortless to bring in groceries or enjoy al fresco dining during pleasant weather.

Cloakroom

4'4" x 4'10" (1.32m x 1.47m)

Having a wash hand basin, low flush WC, radiator and tiled floor. A privacy window.

First Floor

Stairs rise from the Entrance Hall lead up to the:

Galleried Landing

Ascend the stairs and discover the elegant galleried landing boasting a radiator. A convenient cupboard on the landing provides additional storage space, perfect for keeping linens, towels, or other household items neatly organized and within reach.

Bedroom One

17'1" x 10'9" (5.21m x 3.28m)

This spacious room features a built-in range of fitted wardrobes, providing ample storage space for your clothing and personal belongings while maintaining a neat and organized environment. Two windows grace the space, filling it with natural light and offering scenic views of the surroundings. Adding to the character and charm of the room, featured beams adorn the ceiling, lending a touch of rustic elegance. These architectural details serve as a reminder of the property's rich history and add a unique and captivating element to the space. Last a radiator finishes the room.

Bedroom Two

9'10" x 11'2" (3.00m x 3.40m)

Welcome to bedroom two, a space that combines modern design with practicality. The room features laminate flooring, adding a sleek and contemporary touch to the ambiance. Access to the roof void and radiator.

Bedroom Three

7'1" x 7'8" (2.16m x 2.34m)

Whether utilized as a bedroom, a home office, or a creative space, bedroom three offers flexibility and the opportunity to personalize the room according to your needs and preferences. With its laminate flooring and ample natural light, this space can be transformed into a comfortable retreat or a functional area to suit your lifestyle.

Bedroom Four

13'2" x 12'5" (4.01m x 3.78m)

A good sized double with window, radiator and a charming beam running through.

Family Bathroom

7'1" x 6'5" (2.16m x 1.96m)

A panel bath with a mixer tap takes center stage, providing the perfect spot to unwind and indulge in a soothing soak. The convenience of a shower over the bath, accompanied by a side screen, allows for a refreshing and invigorating bathing experience. A pedestal wash hand basin offers both practicality and elegance, while a low flush WC ensures modern convenience. Part tiled walls add a touch of sophistication to the space, while also providing easy maintenance and protection against moisture. A chrome radiator not only keeps the bathroom comfortably heated but also adds a sleek and contemporary touch to the decor. Inset spot lighting illuminates the room, creating a well-lit and inviting ambiance for your daily routines.

Natural light filters through a window, providing a refreshing atmosphere and enhancing the overall brightness of the bathroom.

Outside

Situated among other charming barns, this property enjoys a serene and picturesque setting. Accessible via a gravel drive, ample parking space is available in close proximity to the barn, ensuring convenience for residents and guests. In addition, the property boasts the added benefit of a double garage, complete with light and power, providing secure storage for vehicles or other belongings.

The exterior of the barn is adorned with the natural beauty of creeping ivy, adding a touch of enchantment to the facade. A well-maintained lawned front area, complemented by a paved walkway leading to the front door, creates an inviting and welcoming entrance. Prepare to be captivated by the rear of the property, a true oasis of tranquility and relaxation. A spacious paved patio area offers the perfect spot for outdoor seating, where you can unwind and bask in the beauty of the surroundings.

To further explore the outdoor space, steps lead up to a tiered large lawn garden area, providing a sense of depth and offering various possibilities for outdoor activities and entertainment. The garden is supported by a charming dry stone wall, adding a touch of rustic charm and serving as a visual focal point. The large and extensive garden is bordered by well-stocked flower beds, showcasing an array of vibrant colors and fragrances. Majestic shrubs and mature trees provide shade, privacy, and a sense of tranquility, creating a truly idyllic setting. Furthermore, the garden is fully enclosed, ensuring privacy and security for all who enjoy its splendor.

Services

The Property has the benefit of LPG GAS CENTRAL HEATING and DOUBLE GLAZING. There is separate drainage to a septic tank.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







GROUND FLOOR
APPROX. FLOOR
AREA 795 SQ. FT.
(73.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 755 SQ. FT.
(70.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1551 SQ. FT. (144.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, radiators and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is not a survey or plot plan and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their necessity or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		