## Ingestre Park Road | Stafford | ST18 0ZF

**Offers In The Region Of £450,000**

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## Summary

** BEAUTIFUL COUNTRYSIDE SETTING ** BARN CONVERSION ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** KITCHEN DINER ** DOWNSTAIRS CLOAKROOM ** FAMILY BATHROOM WITH ROLL TOP BATH ** WELL MAINTAINED GARDENS ** OFF ROAD PARKING ** VIEWING ESSENTIAL **

Nestled within a picturesque rural setting, this beautifully presented three-bedroom barn conversion that offers an exceptional blend of traditional character and contemporary living. Positioned in the highly sought-after hamlet of Ingestre, surrounded by stunning Staffordshire countryside, the property combines peaceful village life with excellent access to nearby Stafford, transport links and local amenities.

From the moment you arrive, the charm of this unique home is immediately apparent, with attractive barn-style architecture complemented by tasteful modern finishes throughout. The property enjoys generous off-road parking and a truly stunning garden, creating an idyllic setting for both relaxing and entertaining.

## Key Features

- BEAUTIFUL COUNTRYSIDE SETTING
- BARN CONVERSION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM WITH ROLL TOP BATH
- WELL MAINTAINED GARDENS
- OFF ROAD PARKING
- VIEWING ESSENTIAL

## Rooms and Dimensions

**Entrance Hallway**

**Guest WC**

**Kitchen/Diner**
12'2" x 24'0" (3.73 x 7.32)

**Sitting Room**
8'2" x 10'9" (2.51 x 3.28)

**Lounge**
14'9" x 13'5" (4.52 x 4.10)

**Landing**

**Bedroom One**
8'2" x 24'3" (2.50 x 7.40)

**Bedroom Two**
9'3" x 11'3" (2.83 x 3.44)

**Bedroom Three**
9'3" x 9'8" (2.83 x 2.96)

**Bathroom**
11'8" x 10'10" (3.57 x 3.32)

**Driveway**

**IDENTIFICATION CHECKS - C**

**Agents Notes**

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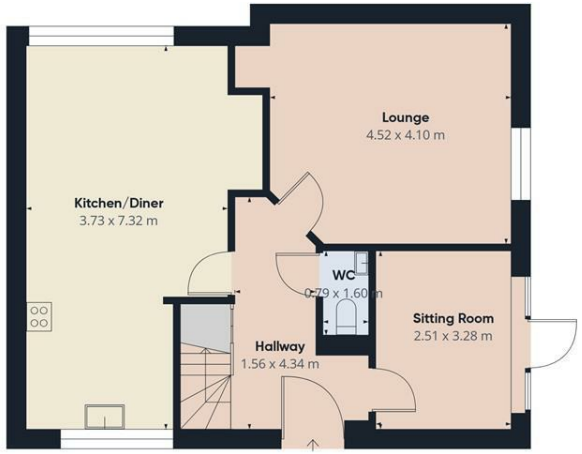
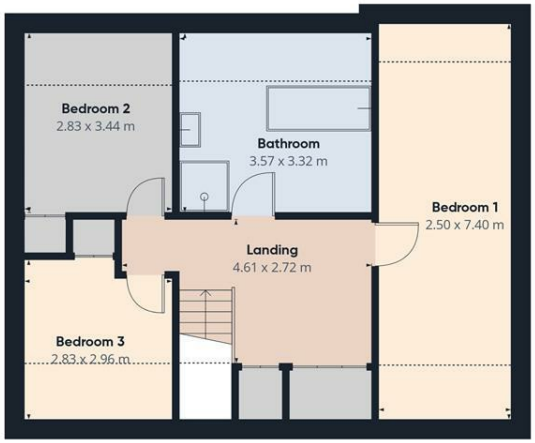



Ground Floor



Floor 1

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**Approximate total area**(1)

126.7 m²

**Reduced headroom**

12.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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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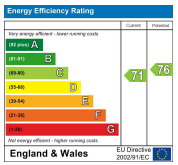


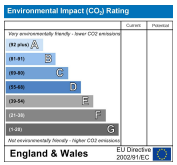


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