



The Hayloft
Wood Lane | Uttoxeter | Staffordshire | ST14 8SB

THE HAYLOFT

The present owners, Steve and Jayne were delighted when they discovered The Hayloft. It was in a dilapidated state but Steve says, “We knew immediately that it would make a superb spacious home. It is unusually wide for a Staffordshire barn, and has many charming features, high ceilings, handmade bricks, generous windows and a variety of beams including a magnificent Truss.”



The Hayloft stands in beautiful Staffordshire countryside in a commanding position with wonderful views. As well as the beautiful surroundings, The Hayloft is within easy distance of transport links such as the M6, M1 and the Manchester to London rail link at Stafford being only 9 miles away and has regular trains to London Euston.

The house is a deceptively spacious barn conversion, being only one of two on this site, situated within the rural hamlet of Gratwich, just 4 miles South West of Uttoxeter. The property offers flexible accommodation which could be used to provide an independent income if you so wish or annex facility for a family member/ relative.

Set in this rural position, open countryside views can be enjoyed from the rear of the property and when enjoying the garden.

Thought to date back to the 1800s, there are many features throughout the property such as exposed beams, with an oak king post truss in the master suite, exposed brickwork and part glazed stable doors allowing more light into this light and airy property. With an impressive EPC rating of a C, this property is well insulated with the benefit of underfloor heating throughout.

KEY FEATURES

Accommodation comprises a good size entrance hall, picture window with a stone lintel, glass balustrade, finished with oak stairs leading to the first floor. Area finished with exposed beams to ceiling and travertine flooring.

A cloakroom with a low level wc and wash hand basin.

A drawing room with a part glazed stable door providing extra light into this impressive room which is finished with heavy exposed beams to ceiling.

Study with a part glazed stable door giving light to this room finished with travertine flooring.

Bedroom six currently being used as a bedroom but could be a fifth reception room. With a part glazed stable door.

Dining room with travertine flooring and a good size picture window looking down the drive.

Sitting room offering a snug feel with a wood burning stove set on a raised stone hearth, exposed brick wall behind and two large exposed beams to the ceiling, mood lighting and oak floor. Arched doorway leading to the Farmhouse kitchen. It is unusual to have such a good size kitchen in a barn conversion with windows and bi-fold doors providing light to the heart of the house. With a good size central island finished in granite with mixer tap and underslung sink. Fitted with a range of units, larder cupboards, space for a range style cooker and American fridge freezer. Ample space to accommodate a dining table for breakfast facilities with bi-fold doors leading into the rear garden.

Utility/boiler room with a recently fitted oil fired boiler.













SELLER INSIGHT

“ They also loved the rural setting with rolling countryside views. Yet this idyllic location has easy access to Uttoxeter, only four miles away, and it is a twenty minute drive to Stafford where there is a good train service into London, Euston. Commuters appreciate the proximity to the A50 which makes The East Midlands Airport accessible.

Jayne explains that with hard work and ensuring the highest spec with everything green and energy efficient, they have created a fantastic contemporary home. The original attributes blend seamlessly with the contemporary feel, to form a light filled, charismatic, relaxed and chic but ultra comfortable home.

She says, “The Hayloft is quite simply a superb welcoming and sociable hub for our family and friends. The large kitchen is at the heart of the home, where everyone gathers for family meals, lots of cooking and parties. We love the wine rack which takes sixty bottles: very useful if you are a wine buff. You can open up the bifold doors to form a summer al fresco dining room and have had a marquee there for forty people.”

There is a pleasing choice of rooms. The snug is where you sink into cosy chairs and totally relax. In winter with the log fire burning, there can be no better place to be. The “posh” lounge is perfect for more formal entertaining, and Steve says, “The Hayloft,” has the ability to be a cosy home and the ability to wow first time visitors.”

Jayne loves the master bedroom with its exposed beams, dressing room and says it is the perfect adult sanctuary. The home has great flexibility and the two en suite bedrooms off the kitchen are perfect for overflow visitors or bed and breakfast. The separate annexe can also be used for accommodation or an office.

The large garden is mainly laid to lawn, with mature trees and stunning views over the landscape. It has been ideal for the children to have total freedom to play in a secure setting and grow with a love and appreciation of the natural world around them. The lack of light pollution makes a night drink, under a starry sky quite magical.

Jayne and Steve take away very many happy memories, and are sad to leave The Hayloft.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





KEY FEATURES

Separate access from the front of the property to an entrance which in turn give access to two double bedrooms both with en-suite shower rooms (this could offer B&B or a potential annex).

To the first floor landing the owners have made good use of the space with built-in cupboard and wardrobes. There is also underfloor heating throughout the upstairs of this property.

Master suite has a fitted dressing area with rails, shelves and drawers. Stepping down into this impressive bedroom with heavy exposed feature beams to ceiling. En-suite with a white suite to include a low-level WC, wash hand basin, built in bath and an enclosed shower cubical. The room is finished with floor to ceiling wall tiling.

Bedroom two with heavy exposed feature beams to ceiling and glazed stable door.

Bedroom three with exposed beam to ceiling.

Family bathroom with a white suite to include a low level wc, pedestal wash hand basin, corner shower unit and built-in bath. Walls and flooring finished with tiling.









To the outside the property is approached through brick pillars and a fivebar gate which lead to the gravelled courtyard with feature water pool/pond. The long sweeping driveway access is shared with the neighbouring barn.

Within the courtyard there is a brick and tile detached annex. The annex, with solar panels to the roof, offers two further bedrooms with en-suite shower rooms.

The gardens are mainly laid to lawn with a good size paved terrace across the rear of the property enjoying stunning countryside views. In addition, there is a vegetable garden and a further seating area, offering a retreat away from the property.







LOCAL AREA

Uttoxeter is famous for the Racecourse with regular meeting and music events. This market town offers a variety of Boutiques, Shops, Supermarkets, Bistros, Cafés, Bars and Restaurants. There is also Sports halls, Leisure Centre, Cinema and bowling alley. Uttoxeter offer three Golf courses, Manor Golf Club at Kingstone, Uttoxeter Golf Club and the latest JCB Golf and Country Club, an 18-hole golf course with professional tournament potential.

Situated between the market towns of Stafford and Uttoxeter this is ideal for train services. Stafford, Stoke, Derby and Lichfield all offer trains into London.

East Midland Airport is 34 miles from the property. The M1 and M6 are easily accessible via the A50 providing access to Birmingham and Manchester Airports.

Uttoxeter Schooling is Thomas Alleyne's. With a wide choice in private education: Abbotsholme School, Repton and Denstone College, all offer excellent options with boarding available.



LOCATION



INFORMATION

For the traveller:

East Midlands Airport – 33 miles

Manchester Airport – 53 miles

Birmingham International Airport – 38 miles

Stafford Railway Station – 10 miles

Lichfield Railway Station – 20 miles

Stoke Railway Station - 20 miles

Derby Railway Station – 20 miles

Services

Mains: Electric and Water are connected.

The property has a sewage treatment anaerobic digestion

The heating and hot water is supplied via an oil boiler

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07973 109536

Local Authority

East Staffordshire Borough Council

Website:

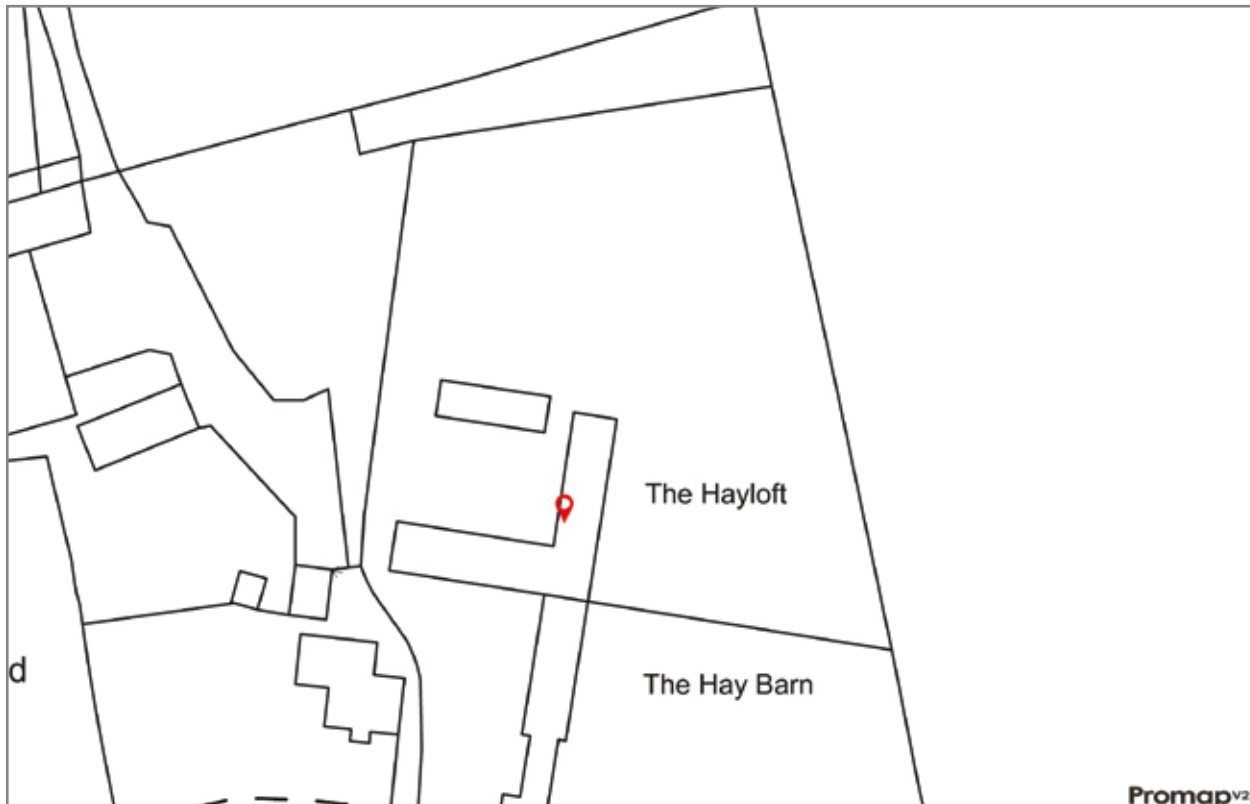
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Saturday 9.00 am - 4.30 pm

Sunday By appointment only



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The Hayloft, Wood Lane Gratwich, Uttoxeter
Approximate Gross Internal Area
Main House = 3579 Sq Ft/332 Sq M
Annexe = 603 Sq Ft/56 Sq M

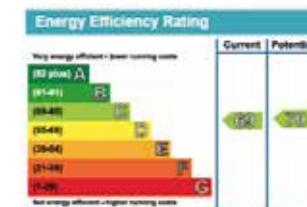


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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THE FINE & COUNTRY
FOUNDATION

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ANITA ADAMS

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Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07973 109536 | anita.adams@fineandcountry.com

