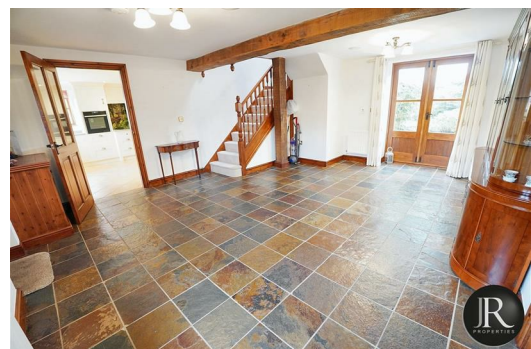


# Your local property experts



**15 Home Farm Court, Stafford, ST18 0PZ**

**Guide Price £499,950**



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595



**\*\*VIRTUAL TOUR AVAILABLE\*\*** Prestige by JR Properties are pleased to offer for sale this stunning barn conversion nestled in an exclusive development in a highly sought after village location. The property features views of the surrounding countryside. Residents also have access to a shared tennis court.

Internally, the property is arranged over two floors. On the ground floor, you'll find a spacious lounge, a formal dining room, and a farmhouse-style kitchen with a utility room and a convenient WC. The first floor is home to three bedrooms, including two generously sized double rooms. The master bedroom enjoys the luxury access to a Jack and Jill family bathroom, while the second bedroom benefits from an en-suite shower room. The third bedroom is of generous proportions and could be used as a guest bedroom or home office, this bedroom has access to the family bathroom which is also conveniently located from the hallway.

Externally, the property offers a block-paved driveway directly to the side of the property, this is enclosed behind gates providing ample parking space for at least three vehicles, in addition to further parking available to the front within the courtyard. The front and rear gardens are both well-maintained, providing outdoor space perfect for relaxing or entertaining. In addition to the above the property also has a garage within a separate block, the garage has power and a mezzanine floor with ladder perfect for additional storage.

**Agents Notes:** The property is Grade 2 Listed, any alterations or developments may require consent from the relevant authorities. There are protected trees to the rear of the property under a Tree Preservation Order. The property is Grade II listed. It is situated in a conservation area. There is a management and service charge of approx £1039 per annum. It is situated off a shared private drive. **Services:** Mains water and electricity. Central heating is via an LPG gas system. Private shared drainage system.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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