

# Your local property experts



Knowle Farm Barns Lea Road, Stafford, ST18 0NP

Offers In The Region Of £375,000



Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

**\*\* VIRTUAL TOUR AVAILABLE \*\* A MUST VIEW \*\*** JR Properties are pleased to offer For Sale this delightful barn conversion located in the beautiful village of Hixon boasting the most stunning views and surrounded by glorious Staffordshire countryside. The property really is a Tardis and should be viewed to appreciated the accommodation and its location on offer.

The ground floor accommodation offers; an entrance through hallway, guest wc, two large reception rooms, kitchen diner and utility room. To the first floor there are four double bedrooms all with Velux windows, ensuite to master bedroom and family bathroom with sunken bath.

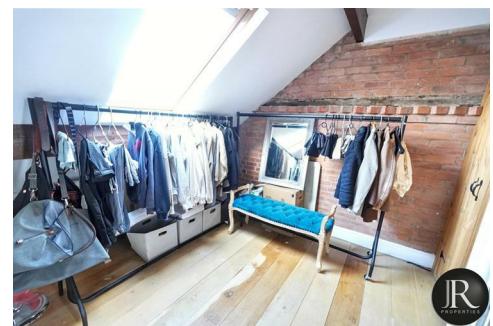
Externally; the front of the property is approached via a shared driveway having its own parking adjacent to the barn. There is an enclosed front garden which leads to the entrance. The small rear courtyard is fully enclosed and is mainly laid to patio.



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