

# Your local property experts



**1 Bower Court Bower Lane, Rugeley, WS15 2TP**  
**Guide Price £750,000**



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

**\*\*VIRTUAL TOUR AVAILABLE\*\*** Prestige by JR Properties are pleased to offer for sale this truly unique barn conversion located on the edge of Cannock Chase. The barn enjoys the most spectacular uninterrupted views across open fields offering total privacy and seclusion from all aspects of its accommodation. Positioned on a small development of just three other properties the barn must be viewed to appreciate.

The accommodation internally is presented to an exemplary standard with updated luxury bathrooms and refitted kitchen/diner. The entrance area opens into a large lounge with flagstone flooring and large brick built fireplace with windows and patio doors enjoying the views. A long hallway leads to the rest of the accommodation where the large kitchen/diner can be found-again being refitted to a high standard and having all windows with views.

Externally immaculate gardens with manicured lawns and an abundance of specimen trees and shrubbery are a particular highlight, whilst having various seating areas again overlooking those unspoilt views. A large garden building ideal for a home office/gym and putting green also feature. In addition the property has parking for three vehicles and further gated lawned paddock to front.



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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			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
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