



**1 Bagot Barns,  
Bagot Street  
Rugeley  
Abbots Bromley  
Staffordshire  
WS15 3DB**

**Price Guide  
£279,950**

- Heart of the village location
- Character accommodation
- Gas centrally heated
- Off road parking
- Impressive hallway with stairs off
- Dual aspect lounge with cast iron burner
- Superb re-fitted kitchen in the last few months
- Bedroom and re-fitted modern, sleek bathroom to ground floor
- First floor principal bedroom and en-suite shower room
- Outside courtyard garden - **VIEWING RECOMMENDED**



## GENERAL INFORMATION

### THE PROPERTY

Scargill Mann & Co are pleased to offer this superb character property in the charming village of Abbots Bromley for sale. This delightful barn conversion offers a unique blend of character and modern living. With two well-proportioned bedrooms and two bathrooms, this property is perfect for those seeking a comfortable and stylish home.

As you enter, you are greeted by an impressive entrance hallway that sets the tone for the rest of the accommodation. The dual aspect lounge is bathed in natural light, creating a warm and inviting atmosphere. The recently re-fitted kitchen boasts contemporary fixtures and fittings with a door leading out to the courtyard garden

On the ground floor, you will find a well-appointed bedroom and a re-fitted bathroom, providing convenience and accessibility. The principal bedroom, located on the first floor, features an ensuite bathroom, offering a private retreat for the homeowner.





The property also benefits from parking for two vehicles, ensuring that you and your guests have ample space. With its light and airy accommodation, this barn conversion is a rare find in the highly favoured village of Abbots Bromley.

Whether you are a first-time buyer, a small family, or looking to downsize, this home presents an excellent opportunity to enjoy village life while being close to local amenities. Do not miss the chance to make this charming property your own

#### LOCATION

Abbots Bromley is a favoured village location, situated close to the city of Lichfield and market town of Uttoxeter. The village offers a primary school, public inns and restaurants, café and convenience store. There are local

sport clubs and ample areas for walking.

#### ACCOMMODATION

##### HALLWAY

4.61 mx x 3.17 (15'1" mx x 10'5")

##### LOUNGE

5.32 x 3.55 (17'5" x 11'8")

##### KITCHEN

3.33 x 2.55 (10'11" x 8'4")

##### BEDROOM TWO

3.42 x 2.04 min (11'3" x 6'8" min)

##### BATHROOM

2.55 max x 1.85 (8'4" max x 6'1")

#### FIRST FLOOR ACCOMMODATION

##### PRINCIPAL BEDROOM

3.53 x 5.32 (11'7" x 17'5")

#### EN-SUITE SHOWER ROOM

2.01 x 1.52 (6'7" x 5'0")

#### TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

East Staffordshire Borough Council - Band C

#### AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards flood defence in the area.

#### USEFUL WEBSITES

[www.environment-agency.co.uk](http://www.environment-agency.co.uk) and [www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)



## SERVICES

Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

## VIEWING

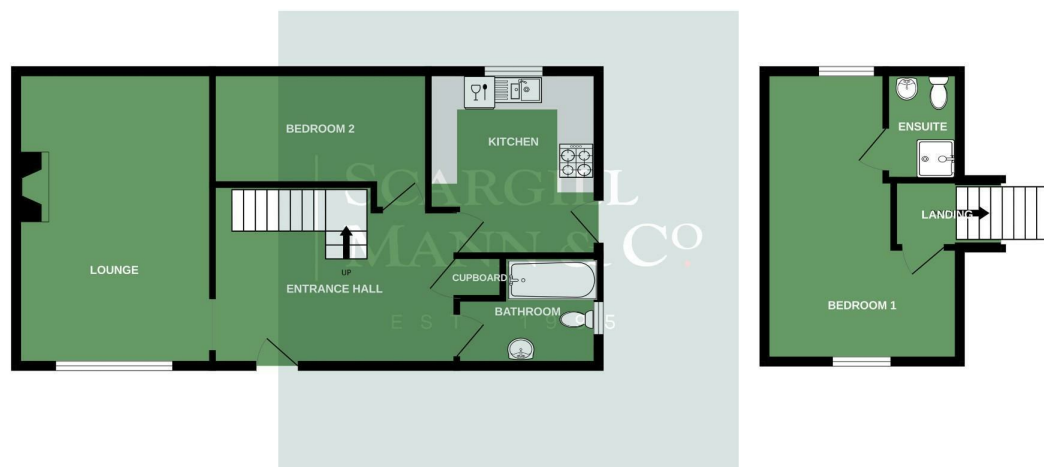
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW April 2023)/DRAFT

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	48	
(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	

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)