

SCARGILL
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3 Bagot Barns, Bagot Street

Rugeley, Abbots Bromley, WS15 3DB

Offers Over £400,000



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GENERAL INFORMATION

THE PROPERTY

This unique barn conversion offers lots of flexibility for a family. The accommodation is arranged over two floors with the principal bedroom suite only on the first floor, the remaining accommodation is to the ground floor.

An internal inspection of the property will reveal character accommodation with an entrance door opening into a long hallway with windows to the front aspect. The first room is bedroom two, with windows to the rear and an en-suite shower room. As you move up the hallway, doors lead off to three further rooms that could all have the potential to be bedrooms. One has the domestic central heating boiler situated within it, another has a door out to the rear patio garden, and all have windows facing to the rear. There is a family bathroom with bath, w.c and wash hand basin. There is also a separate guest cloakroom.

At the end of the hallway you arrive at the stunning family kitchen with a good range of cabinets, larder units, wall mounted cupboards and an island with a breakfast bar. There are granite worktops, a five-ring electric hob, sink, an integrated oven, dishwasher and space for fridge/freezer. A door gives access out to the rear courtyard garden and windows looks out to the rear. There are oak stairs off to the principal bedroom suite, and double-glazed doors that open up into the stunning and impressive lounge, with its two sets of bi-fold doors opening up into the front courtyard, underfloor heating and wood effect flooring. Natural daylight floods the room.

To the first floor is the principal suite with a large storage cupboard to the landing area, luxury en-suite bathroom with its free-standing bath with waterfall taps and large separate shower enclosure. There are attractive tiled surrounds and flooring. A further door opens in the main

bedroom itself. A lovely feature of the room is a fabulous oak surround A frame window and Velux style windows allowing lots of light to stream through. There is also a walk-in wardrobe.

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Outside, a shared driveway provides access to a parking area from which a gate leads into the hard landscaped paved garden. An ideal space for a BBQ. A path leads around the back of the property and opens onto the rear patio garden with a summer house, and terrace area ideal for a hot tub.

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

4'0" x 39'2" (1.23 x 11.93)

BEDROOM TWO

9'7" x 11'9" (2.93 x 3.58)

EN-SUITE SHOWER ROOM

6'9" x 7'5" (2.05 x 2.26)

GUEST CLOAKROOM

3'10" x 6'2" (1.18 x 1.89)

FAMILY BATHROOM

8'1" x 9'9" (2.46 x 2.96)

BEDROOM THREE

13'0" x 9'0" (3.97 x 2.74)

BEDROOM FOUR/STUDY

8'11" x 12'7" (2.73 x 3.84)

BEDROOM FIVE/DINING ROOM

9'0" x 12'9" (2.74 x 3.88)

FAMILY KITCHEN

14'1" x 18'6" (4.28 x 5.63)

LOUNGE

17'10" x 17'9" (5.44 x 5.42)

FIRST FLOOR ACCOMMODATION

LANDING

4'2" x 8'0" max (1.28 x 2.43 max)

PRINCIPAL BEDROOM

13'8" x 18'7" (4.16 x 5.66)

WALK-IN WARDROBE

7'1" x 4'4" (2.17 x 1.31)

LUXURY EN-SUITE BATHROOM

8'7" x 10'5" (2.61 x 3.18)

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 and 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.



Road Map



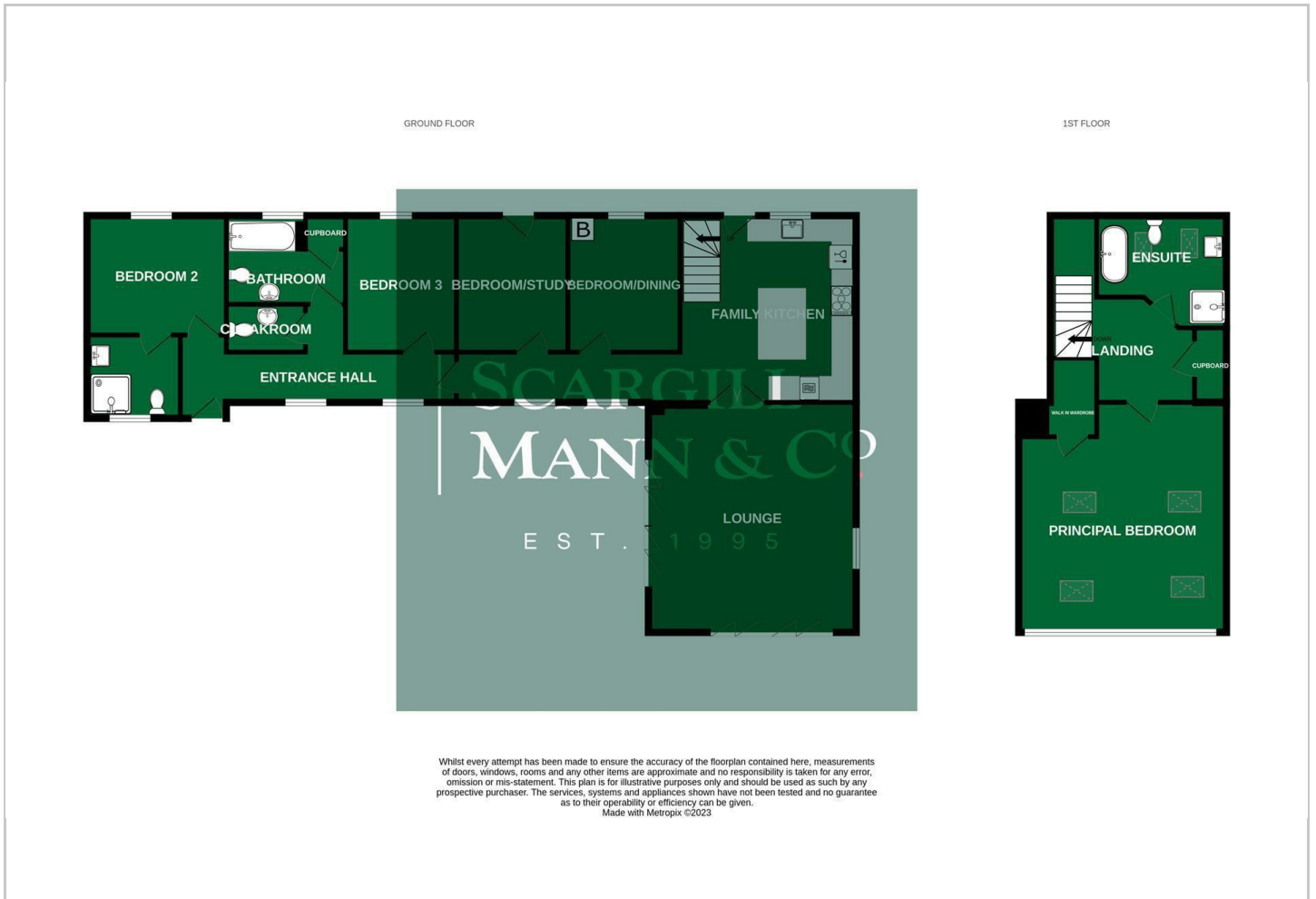
Hybrid Map



Terrain Map



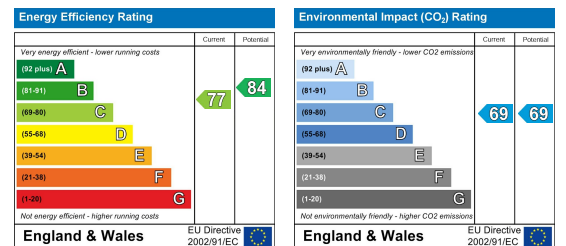
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.