



£650,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

Coppenhall Stafford

Coppenhall Mews Coppenhall
Stafford Staffordshire



Escape to the country with this spectacular barn conversion with PADDOCK measuring approximately 0.64 acres and a total plot size of around 0.85 acres! Sitting on the edge of the highly desirable Village of Coppenhall, is this beautiful four bedroom, four bathroom home.

Impeccably appointed throughout, this property comprises a large lounge, spacious and refitted contemporary family kitchen diner, three double bedrooms, two en-suites and a shower room all to the ground floor whilst upstairs is a fourth bedroom with a further en-suite. Outside is allocated parking to the front on a communal courtyard, whilst there is an extensive rear garden to the rear, with paddock and fishing pool beyond. The property has magnificent far reaching views over the adjoining countryside whilst being in a very commutable and highly desirable location, so don't miss out as we all know that it's all about Location, Location, Location!

- Stunning 4 Bedroom & 4 Bathroom Barn
- Paddock, Fishing Pool & Stunning Rural Views
- Substantial Refitted Family Dining Kitchen
- Large Living Room With Double Doors
- Large Private Garden & Off Road Parking
- Highly Desirable Village, Great Commuter Links

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Spacious entrance hallway having down lighting, under floor heating, storage cupboard and stairs off to the first floor landing.

Guest Shower Room/W.C

Having a suite which includes a shower cubicle with fitted shower, wash hand basin and low level WC.

Lounge 17' 0" x 17' 0" (5.18m x 5.18m)

A substantial lounge with half pitched ceiling having under floor heating, opening into the chimney breast housing a log effect cast iron wood burner with oak mantle over. Double doors and a double glazed window gives views and access to the rear elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Family Dining Kitchen 17' 1" x 17' 2" (5.21m x 5.23m)

Stunning refitted contemporary style family dining kitchen comprising of wall mounted units with under cupboard lighting, work top incorporating a one and a half bowl sink drainer with a mixer tap and separate hot/filtered water tap. Four ring induction hob with extractor over. Integrated double height fridge and freezer, integrated Neff combination oven/microwave and integrated Neff, slide and hide oven/grill. Matching base units with integrated dishwasher and washing machine. Central breakfast Island with base units, tiled floor, splash back tiling, double glazed window and French doors to the private garden and two skylight windows with built in blinds to the front elevation.



Bedroom One 15' 10" x 16' 11" (4.83m x 5.16m)

A double aspect, spacious main bedroom having fitted double wardrobes, under floor heating and double glazed windows to the front and rear elevation.



Ensuite Shower Room

Comprising of a double walk in shower cubicle housing a mains shower, contemporary rectangular wash hand basin with mixer tap and low level WC. Tiled floor, ceramic tiled walls and towel radiator.

Bedroom Two 14' 6" x 9' 8" (4.42m x 2.95m)

A further double room having under floor heating, storage cupboard and two double glazed windows to the rear elevation.



Ensuite Shower Room

Comprising of a shower cubicle with fitted shower, wash hand basin and low level WC. Heated towel rail and splash back tiling.

Bedroom Three 12' 8" x 8' 8" (3.86m x 2.64m)

Having under floor heating and double glazed window to the rear elevation.



First Floor Landing

Having an airing cupboard and storage into eaves space.



Bedroom Four 9' 8" max x 11' 8" max (2.95m x 3.56m)
Having built in wardrobe and skylight window to the rear elevation.

Ensuite Bathroom
Being refitted and having a suite which includes having bath with mixer tap, wash hand basin with vanity unit under and low level WC. Splash back tiling, radiator and sky light window to the rear elevation.



You can reach us **9am to 9pm**, 7 days a week

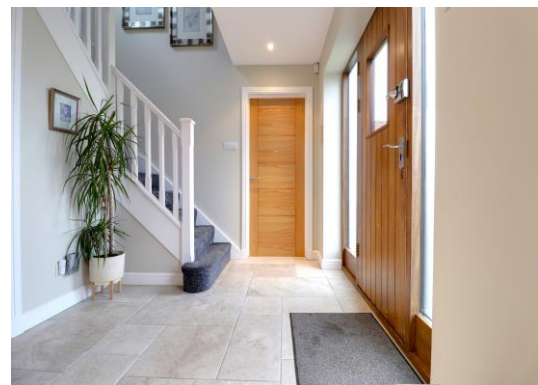
14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Outside

The property sits in a small courtyard of converted barns having designated parking to the front elevation. Large formal rear garden with seating area's and raised beds, rear access gate leading to the 0.64 acre paddock and fishing pool.

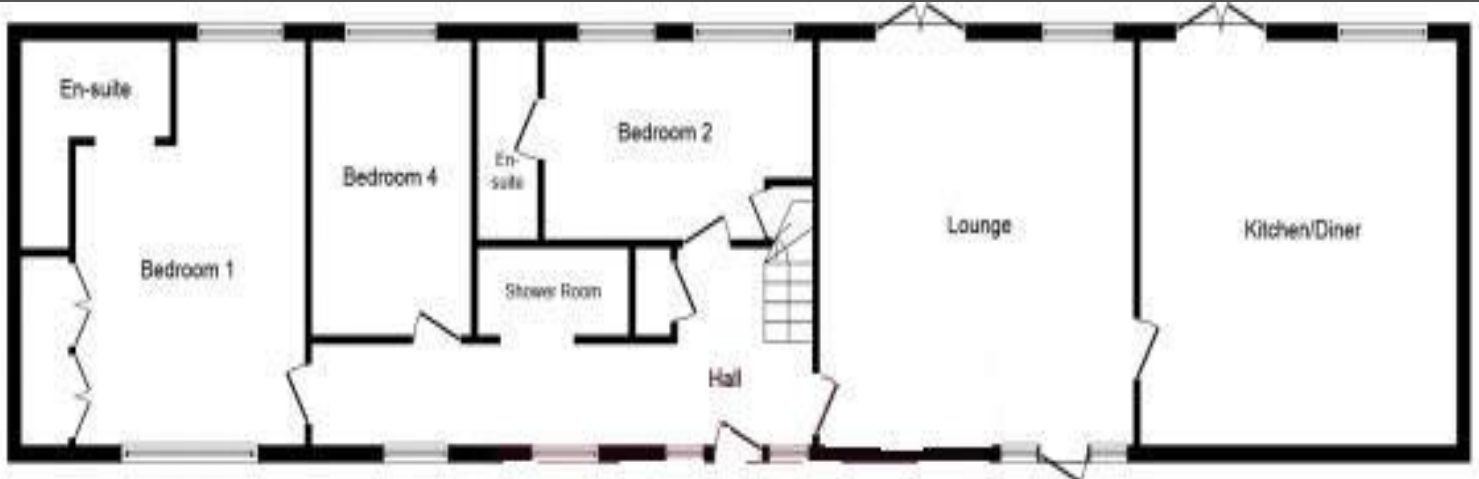


You can reach us **9am to 9pm**, 7 days a week

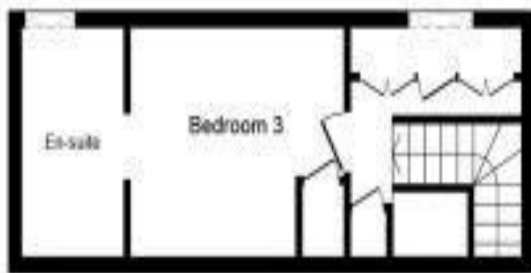
14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk