



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Church Eaton Stafford

New Road High Onn Church Eaton  
Stafford Staffordshire



**Why settle for The White House when you can bask in the allure of High Onn Barn? This historic structure, once an American airbase during wartime, has been masterfully transformed into a breathtaking living space nestled in a serene rural setting.**

Step inside to discover a spacious living room adorned with a cozy wood burner, while a modern kitchen/breakfast area, complete with integrated appliances, awaits culinary adventures. Two generously sized double bedrooms and a contemporary bathroom offer comfort and style, with luxurious underfloor heating enveloping the entire property in warmth. Outside, the development is secured by electric gates, leading to a large parking area accommodating up to three vehicles. Meander through gravelled communal gardens to reach "The Alders," where a sizable rear garden awaits, offering picturesque views of the surrounding countryside. Experience the epitome of countryside living at High Onn Barn—where history meets modern luxury.

- Converted Barn Conversion
- High Specification Throughout With Under Floor Heating Throughout
- Stunning Rural Location
- Exceptional Living Room With Log Burner & Contemporary Kitchen
- Two Large Bedrooms & Family Bathroom
- Gated Access & Rear Garden With Beautiful Rural Views

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

Accessed through a double glazed entrance door with privacy glass, having engineered oak flooring with underfloor heating.

## Living Room 13' 9" x 23' 4" (4.19m x 7.12m)

A substantial spacious reception room, having a log burner set into chimney breast on a quartz hearth, engineered oak flooring & underfloor heating, three double glazed windows to the front elevation, and a double glazed door to the side elevation, and a double glazed window to the rear elevation.

## Kitchen 13' 9" x 19' 1" (4.18m x 5.81m)

Having a matching range of wall, base & drawer units with fitted quartz work surfaces over, and incorporating an inset composite 1.5 bowl sink/drainer with mixer tap over. The kitchen includes a range of integrated/fitted appliances consisting of oven, microwave oven, 5-ring electric hob with extractor hood over set into kitchen breakfast island. There are additional integrated appliances which include a fridge/freezer & dishwasher. The kitchen also benefits from having engineered oak wood flooring with underfloor heating, a double glazed door with glazed side panels, and accommodates a wall mounted gas central heating boiler concealed within a cupboard.



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## **Bedroom One** 12' 5" x 19' 0" (3.79m x 5.78m)

A spacious double bedroom, having triple fitted wardrobes, engineered oak wood flooring with underfloor heating, two double glazed windows to the side elevation, and further internal door leading into the bathroom.

## **Bedroom Two** 12' 4" x 13' 1" (3.75m x 4.00m)

A second double bedroom with fitted double wardrobes, engineered oak wood flooring with underfloor heating, and a double glazed door with glazed side panels to the side elevation.

## **Bathroom** 7' 3" x 10' 6" (2.21m x 3.20m)

Having a secondary internal door from bedroom one, and fitted with a modern white suite comprising of a panelled bath with hand-held shower attachment, a separate walk-in shower cubicle, a wash hand basin set into top with a chrome mixer tap over & storage beneath, and a low-level WC with enclosed cistern. The bathroom also benefits from having part-tiled walls, tiled flooring with underfloor heating, and two light tunnels.

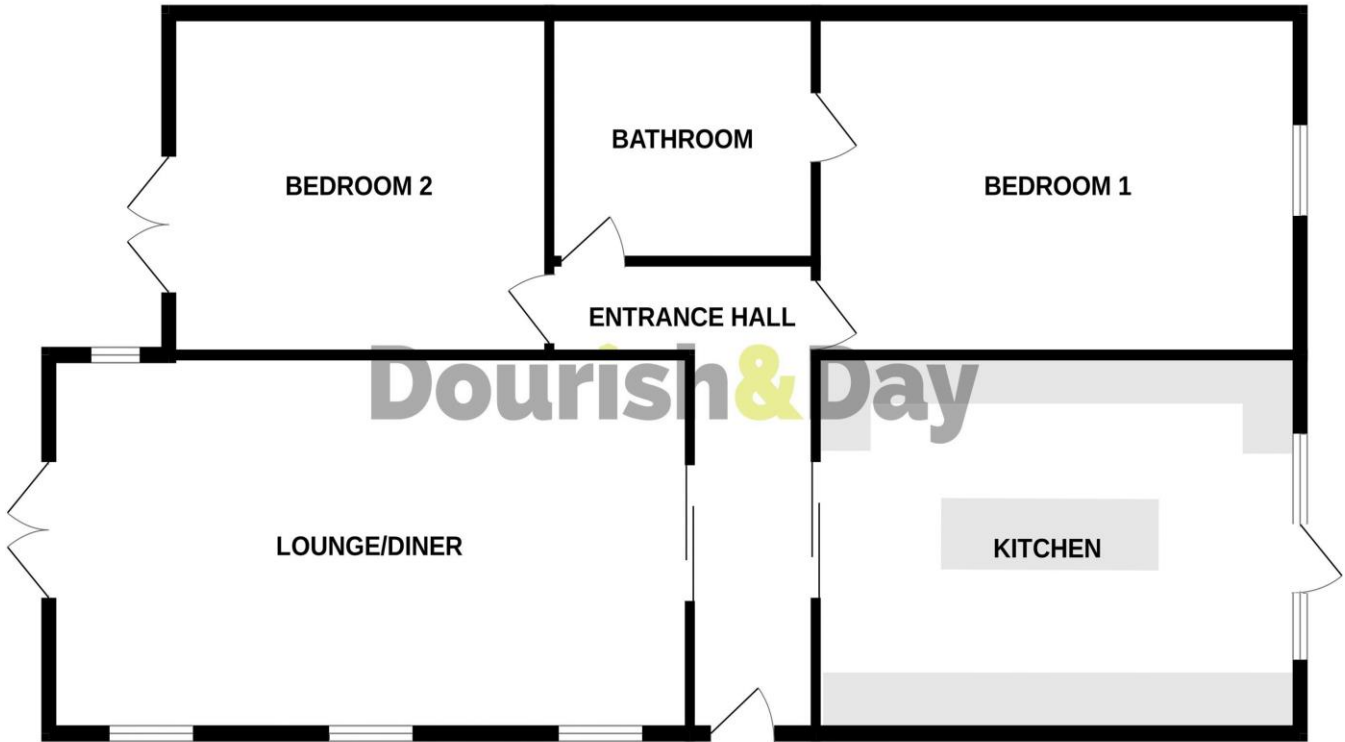
## **Externally**

Accessed through a private electric gate, providing access to a communal gravelled parking area, which this property has three parking spaces which is conveyed to the property & a store/shed. There is a pedestrian footpath to the main entrance door, and set within lawned front garden areas with a variety of mature plants & shrubs. To the rear of the property is an enclosed garden having a paved seating area, steps rising to a large manicured lawned garden area, planting beds housing a variety of mature plants & shrubs, a garden shed, and access gate from the front of the property.





## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs	(0-10)		
England & Wales		8.4	8.0
EU Directive 2002/91/EC			
www.epcrea.com			

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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