



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Ingestre Stafford

Home Farm Court Ingestre  
Stafford Staffordshire



*Indulge in the tranquillity of the countryside with this impeccable barn conversion, meticulously crafted for both families and couples seeking a rural retreat. Set against a backdrop of stunning scenery, just moments from rolling countryside vistas, it's a haven that feels like stepping into a dream.*

Convenience meets charm with nearby Great Haywood providing essential amenities, while the vibrant town of Stafford offers a plethora of shops, pubs, and dining options. Inside, the home welcomes you with a thoughtful layout featuring an entrance hallway, spacious living room, cozy sitting room, and a modern fitted kitchen/diner with an ensuite. Upstairs, three generously sized bedrooms await, each with its own ensuite for added comfort. Outside, the property boasts off-road parking, including one space equipped with an EV charge point, while the beautifully maintained rear garden invites you to unwind in nature's embrace. Escape the hustle and bustle—schedule your viewing.

- Extremely Well Presented Family Home
- Four Bedrooms With Three Ensuities
- Spacious Living Room, Kitchen/Diner & Sitting Room
- Driveway & Private Rear Garden
- Located In A Highly Regarded Location
- Short Distance From Great Haywood

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 Hall

Being accessed through a double glazed door with a spiral staircase leading to the first floor, feature exposed timber beams, storage cupboard, radiator, tiled floor and double glazed window to the front elevation.

## Shower Room 4' 6" x 7' 4" (1.37m x 2.23m)

Having a white suite comprising of a glazed shower cubicle with minas shower, wash hand basin with chrome taps and close coupled WC. Part tiled walls, tiled floor, radiator and jack and jill style door leading into bedroom four/study.

## Bedroom Four / Study 12' 11" x 9' 11" (3.94m x 3.02m)

A spacious versatile room having a radiator and double glazed window to the front elevation.



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## **Kitchen / Dining Room** 18' 3" x 16' 8" (5.56m x 5.09m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset single bowl composite sink unit with mixer tap. Large Smeg double oven with a seven ring gas hob, integrated fridge/freezer and further appliance space. Wall mounted gas central heating boiler concealed in one of the units. Tiled floor, radiator and double glazed window to the front elevation.

## **Living Room** 14' 6" x 18' 4" (4.41m x 5.58m)

A spacious living room is approached down brick steps having exposed timber beams, wooden floor, double glazed double doors to the rear elevation.

## **Sitting Room** 17' 0" x 13' 4" (5.17m x 4.07m)

Yet again, a further spacious reception room having a decorative brick fireplace with timber beam over. Exposed timber beams, radiator, wooden floor and double glazed double doors giving views and access to the rear garden.

## **First Floor Landing**

Having exposed timber beams, radiator and double glazed window to the front elevation.

## **Bedroom One** 18' 3" x 11' 1" (5.57m x 3.39m)

A large main bedroom having exposed timber beams, useful storage cupboard, exposed wooden floor, radiator and double glazed window to the front elevation.

## **Ensuite Bath / Shower Room** 5' 2" x 12' 8" (1.57m x 3.85m)

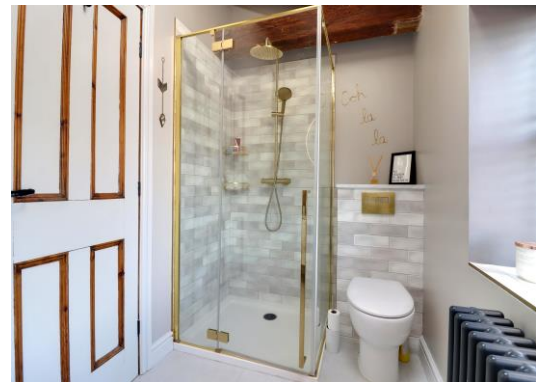
Having steps leading down from the master bedroom and having a suite comprising of a freestanding bath with chrome mixer tap and shower attachment, glazed shower cubicle with fitted shower, WC wash hand basin with chrome mixer tap and a WC with an enclosed cistern. Tiled floor, chrome towel radiator and two skylight windows to the rear elevation.

## **Bedroom Two** 12' 8" x 11' 4" (3.85m x 3.45m)

A double bedroom having a radiator, feature exposed timber beams, wooden floor, skylight window and steps lead down to:

## **Snug** 6' 4" x 10' 0" (1.94m x 3.06m)

Please note there is restricted head height. Having feature exposed beams and wooden flooring.



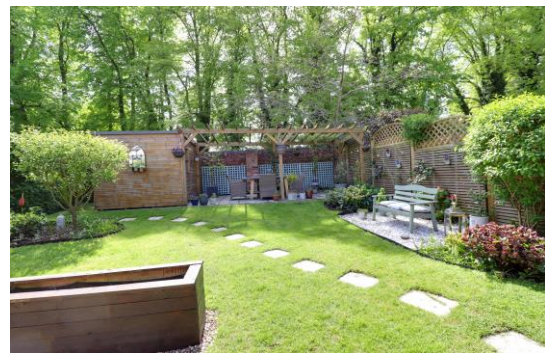


### **Ensuite Shower Room** 5' 5" x 8' 10" (1.65m x 2.70m)

Having a white suite comprising of a shower cubicle with mains shower, wash hand basin in a vanity unit with a mixer tap and cupboard beneath and WC with an enclosed cistern. Tiled floor, radiator and double glazed window to the front elevation and a further skylight window to the front.

### **Bedroom Three** 7' 7" x 9' 8" (2.31m x 2.95m)

Having feature exposed timber beams, walk-in shelved storage cupboard, wooden flooring, radiator and skylight window to the rear elevation.



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## Outside - Front

To the front of the property, there is a small brick wall with a block paved driveway providing ample off-road parking. In addition, there is a gravelled seating area and a plant bed area with a variety of mature shrubs.

## Outside - Rear

A paved seating area overlooks the remainder of the garden being mainly laid to lawn which leads to a further seating area with a pergola. A decorative area has mature shrubs and trees and the garden has a brick pizza oven and is enclosed by brick walling and panel fencing. There is a large garden shed included in the sale.



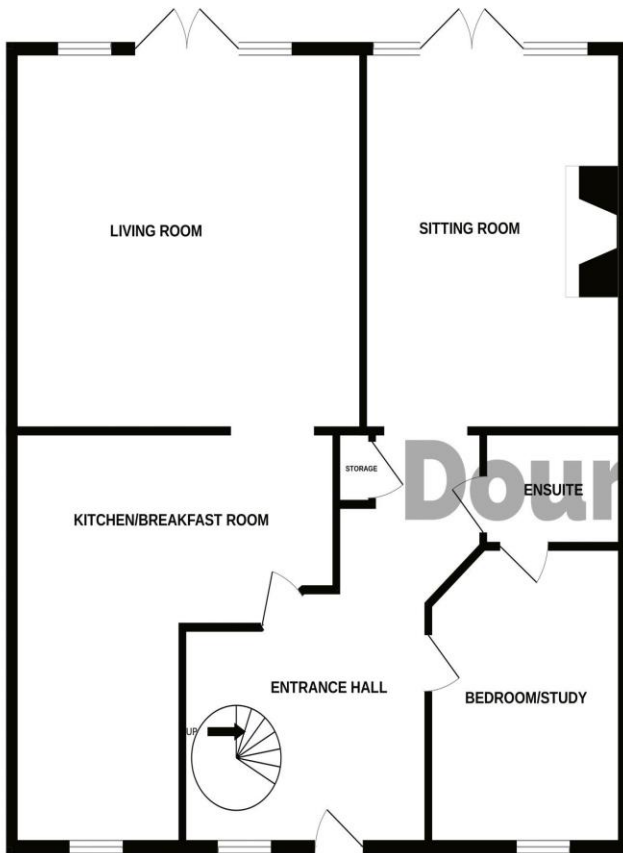
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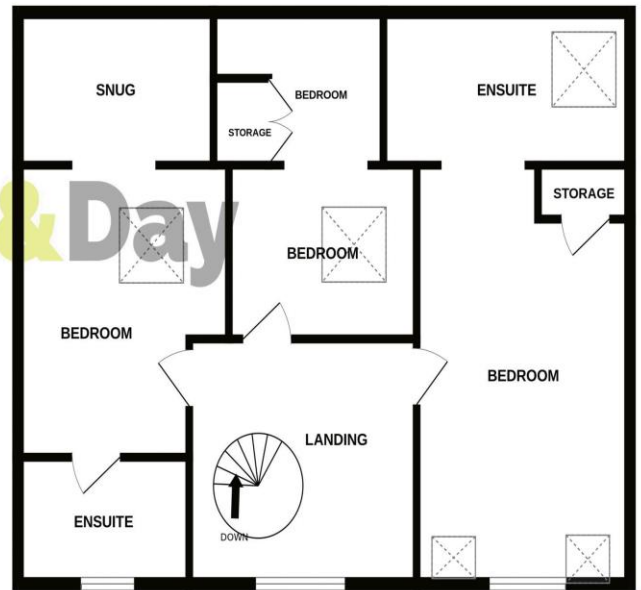
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GROUND FLOOR



1ST FLOOR



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
92-100	A		
81-91	B		
69-80	C		
55-68	D	59	74
39-54	E		
21-38	F		
1-20	G		

Best energy efficient - higher ratings cost less  
 England & Wales EU Directive 2002/91/EC  
www.epc4u.com



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