



## Stoneycroft Barn Hollins Lane, Kingsley, Stoke-On-Trent, Offers In The Region Of £650,000

- Detached barn conversion with three bedrooms
- Galleried landing
- Workshop
- Nestled in an impressive plot
- NOTE : GRADE TWO LISTED BUILDING
- Underfloor heating
- Detached double garage
- Beautifully presented
- En-suite shower room
- Thatched cottage garden folly

# Stoneycroft Barn Hollins Lane, Stoke-On-Trent ST10 2EW

Whittaker & Biggs are delighted to offer to the market this detached, three bedroom barn conversion nestled in an impressive rural plot and benefiting from having a detached double garage, detached workshop and a miniature thatched cottage folly!

Living space is comprised of a dining hall, sitting room, and breakfast kitchen to the ground floor, whilst to the first floor are three bedrooms, family bathroom and en-suite shower room.

The kitchen is equipped with granite worktops and breakfast table, a Rangemaster five ring range oven, Rangemaster extractor hood, ceramic Butler sink, inset ceiling spotlights, plinth lighting, ceiling beams and under floor heating.

A contemporary white suite can be found in both the bathroom and en-suite shower room, with the family bathroom benefiting from both a spa bath and a waterproof Sovos television.

The property is double glazed throughout and is heated by an oil fired boiler. Additionally, there is underfloor heating in the kitchen and dining hall.

Externally, the garden wraps around the property, is mainly laid to lawn and has a gravel driveway suitable for multiple vehicles. A detached double garage with electric door and workshop with power and light are located in the far corner. The miniature thatched cottage makes a perfect playhouse!



Council Tax Band: E



## Ground Floor

- Size : -

### Dining Hall

16'7" x 9'4"

Wood double glazed door with wood lintel to the frontage, wood double glazed window with wood lintel and with shutters to the frontage, wood double glazed door to the rear, stone flooring, under floor heating, ceiling beams, stairs to the first floor. - Size : - 16' 7" x 9' 4" (5.05m x 2.85m)

### Breakfast Kitchen

16'7" x 10'6"

Wood double glazed stable door with wood lintel to the frontage, 3x wood double glazed windows to the side aspect with wood lintels and shutters, units to the base and eye level, breakfast table, granite worktops, Rangemaster 5 ring range oven, Rangemaster extractor hood, ceramic Butler sink, chrome mixer tap, space and plumbing for a washing machine, space for an American style fridge freezer, inset ceiling spotlights, plinth lighting, ceiling beams, under floor heating. - Size : - 16' 7" x 10' 6" (5.05m x 3.21m)

### Sitting Room

16'7" x 11'2"

Wood double glazed window with wood lintel and shutters to the frontage, 3x wood double glazed windows with wood lintels and shutters to the side aspect, Chesney's log burner with tiled hearth and surround, exposed brick chimney breast, inset ceiling spotlights, ceiling beams. - Size : - 16' 7" x 11' 2" (5.05m x 3.41m)

## First Floor

- Size : -

### Galleried Landing

9'7" x 6'2"

Velux skylight, ceiling beams, stone circle. - Size : - 9' 7" x 6' 2" (2.92m x 1.87m)

### Bedroom One

12'1" x 11'3"

Wood double glazed window with wood lintel and shutters to the side aspect, radiator, ceiling beams, loft hatch. - Size : - 12' 1" x 11' 3" (3.69m x 3.42m)

### En-suite

10'10" x 3'10"

Velux skylight, walk in shower, electric shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, bidet, chrome tap, chrome ladder radiator, part tiled, extractor fan, inset ceiling spotlights, tiled floor. - Size : - 10' 10" x 3' 10" (3.31m x 1.17m)

### Bedroom Two

10'8" x 9'2"

Wood double glazed window with wood lintel and shutters, radiator, ceiling beams. - Size : - 10' 8" x 9' 2" (3.24m x 2.79m)

### Bedroom Three

10'8" x 6'11"

Velux skylights, ceiling beam, radiator. - Size : - 10' 8" x 6' 11" (3.24m x 2.12m)

### **Bathroom**

9'3" x 5'5"

Velux skylight, double ended spa bath, chrome waterfall mixer tap, Sovos waterproof TV with remote, vanity wash hand basin, chrome waterfall mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled, extractor fan, inset ceiling spotlights, ceiling beams. - Size : - 9' 3" x 5' 5" (2.82m x 1.64m)

### **Externally**

Wrap-around-garden, metal electric gates with intercom, gravel driveway, lawned, hedge boundary, workshop, double garage, thatched cottage folly, circular decked patio. - Size : -

### **Double Garage**

19'6" x 17'1"

Timber construction, wood electric up-and-over door, power and light. - Size : - 19' 6" x 17' 1" (5.94m x 5.21m)

### **Workshop**

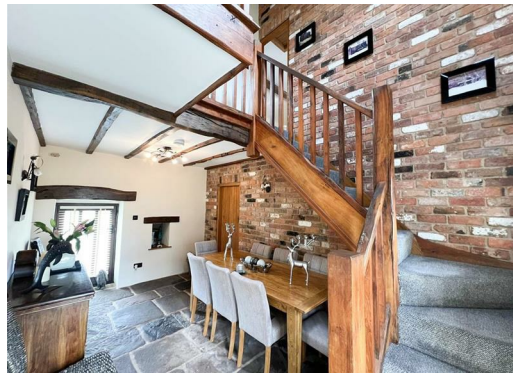
39'1" x 15'3"

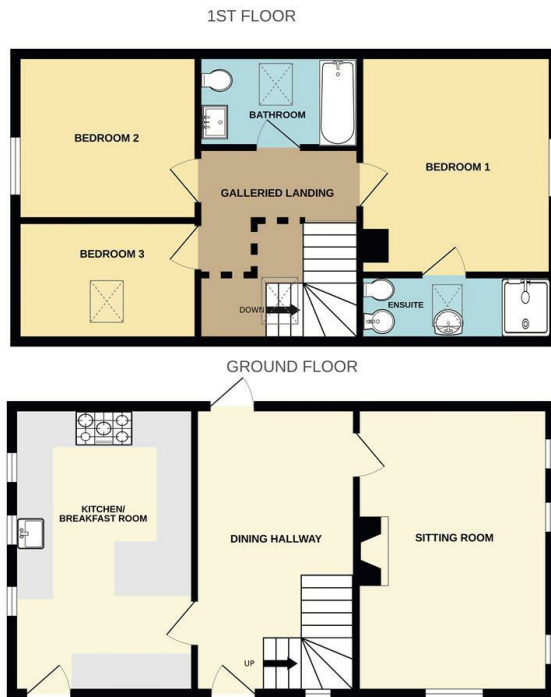
Wood construction, corrugated metal roof, power, light, water. - Size : - 39' 1" x 15' 3" (11.90m x 4.64m)

### **Thatched Cottage Folly**

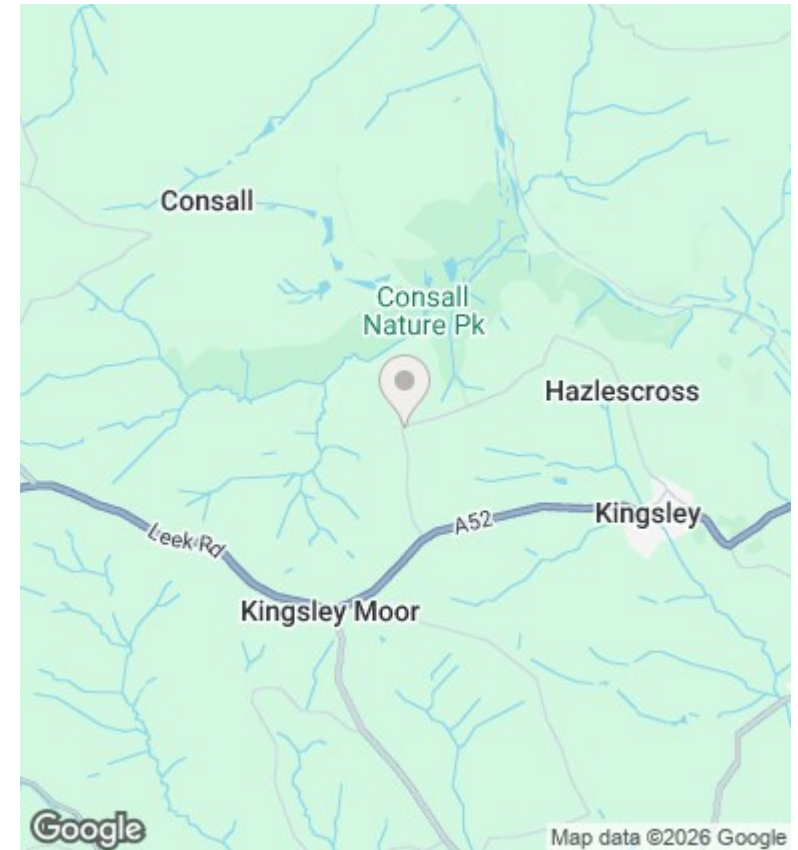
Thatched roof, ornamental cast iron fireplace. - Size : -







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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	