



## Holly Barn Rownall Road, Wetley Rocks, Staffordshire, ST9 0BT

Offers In The Region Of £535,000

- Three bedroom stone barn conversion
- Impressive garden to the side and rear
- Utility and WC
- Stunning rural views
- High specification throughout
- Double brick constructed garage with electric door, power, light and water
- Media wall within the living room
- Three ensuite rooms
- Open plan kitchen/breakfast room with island
- Driveway to the front

# Holly Barn Rownall Road, ST9 0BT

Nestled in the picturesque countryside of Wetley Rocks, Holly Barn is a stunning stone barn conversion that has been meticulously renovated to a high standard. This charming property boasts three spacious bedrooms, each with its own ensuite bathroom, ensuring comfort and privacy for all residents. Bedroom one features a delightful dressing room, adding a touch of luxury to your living experience.

As you enter, you are greeted by a large sitting room, complete with a modern media wall, perfect for relaxing or entertaining guests. The open plan kitchen and breakfast room is a true highlight, featuring integrated appliances and a stylish island, making it an ideal space for culinary enthusiasts and family gatherings. Additionally, the ground floor includes a convenient utility room and a WC.



Council Tax Band:





## Ground Floor

### Hallway

6'10" x 4'9"

Wood door to the frontage, porcelain tiled floor, under floor heating, stairs to the first floor, inset ceiling spotlights.

### Sitting Room

17'1" x 16'2"

Two wood double glazed windows to the frontage, wood double glazed window to the rear, media wall, inset ceiling spotlights, porcelain tiled floor, underfloor heating.

### Kitchen

16'5" x 15'5"

Wood double glazed door with side light windows to the rear, two wood double glazed windows to the frontage, base units, quartz worksurface and up stands, five ring Lamona ceramic induction hob, Lamona electric fan assisted oven, ceramic Belfast sink, brushed brass Proboil 2X three-in-one boiling water mixer tap, integral fridge/freezer, integral Lamona dishwasher, integral bins, ceiling extractor hood, porcelain tiled floor, under floor heating, inset ceiling spotlights.

### Utility Room

6'9" x 5'7"

Wood double glazed window to the rear, base units, quartz worksurface and up stands, composite under mount sink, brass mixer tap, integral Lamona washing machine, integral Lamona tumble dryer, cupboard housing the Nibe air source heating, inset ceiling spotlights.

### WC

6'4" x 3'4"

Vanity wash hand basin, chrome mixer tap, low level WC, porcelain tiled floor, under floor heating, inset ceiling spotlights.

## First Floor

### Landing

Velux wood skylight to the rear, radiator, exposed beams.

### Bedroom One

11'4" x 10'2"

Wood double glazed window to the side aspect, radiator, exposed beams.

### En-suite One

6'2" x 6'0"

P-shaped bath, chrome mixer tap, chrome traditional style shower over, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan, exposed beams, mirror with light and shaver point.

### Dressing Room

10'2" x 4'2"

Range of fitted open wardrobes, radiator, inset ceiling spotlights, exposed beam.

### Bedroom Two

16'5" x 10'0" max measurement

Wood Velux skylight to the rear, radiator, exposed beams.

### En-suite Two

6'5" x 4'4"

Walk-in shower enclosure, chrome traditional style fittings, rainfall shower head, vanity wash hand basin, concealed cistern WC, chrome ladder radiator, inset ceiling spotlights, extractor fan, mirror with light and shaver point.

### Bedroom Three

11'0" x 8'8"

Wood Velux skylight to the frontage, radiator, exposed beams.

### En-suite Three

9'7" x 4'9" max measurement

Quadrant shower enclosure, chrome traditional style fitment, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan, exposed beams, mirror with light and shaver point.

### Externally

To the frontage, block paved driveway, area laid to lawn, dry stone wall, power socket, water tap.

To the rear, paved patio, area laid to lawn, fence boundary.

### Double garage

19'7" x 9'3" each

Brick construction, electric up-and-over doors, power, light, water tap.

### Utilities

Water - Mains

Heating - Air Source Heat Pump

Drainage - Treatment Plant

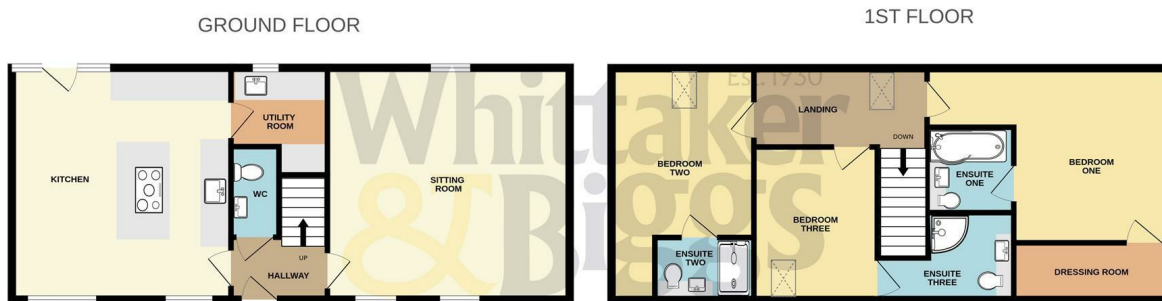
### AI

"Please note that some of the images within these particulars have been digitally enhanced using AI to improve clarity, lighting, or presentation. These enhancements are intended to provide a more accurate representation of the property's potential appearance and do not alter its fundamental features."



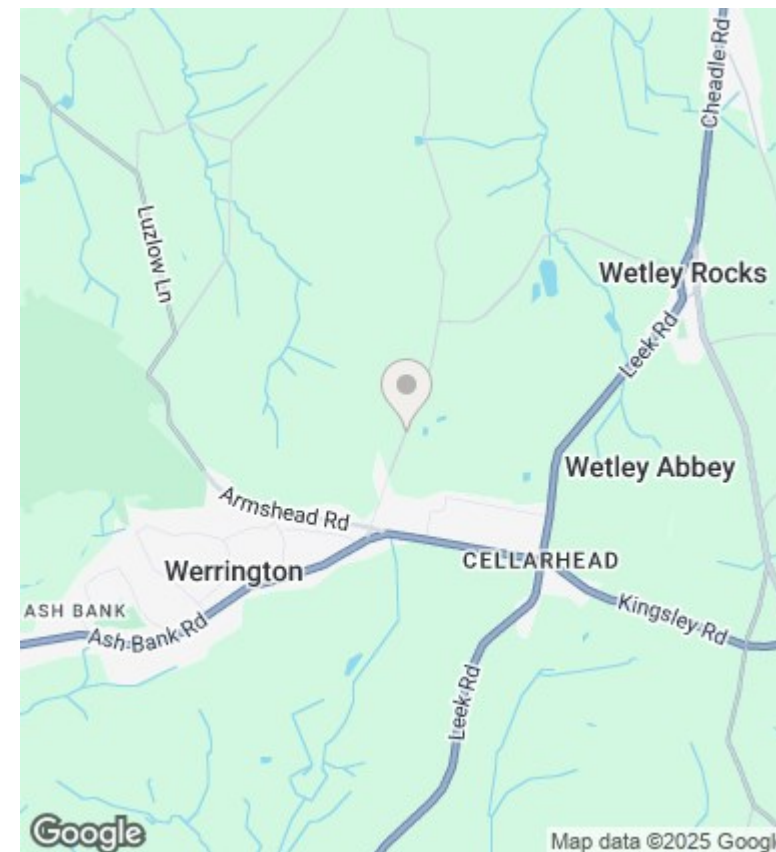






Rostons Group

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 