



Glebe Farm Stables
Kings Bromley Lane

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Lovett&Co. Estate Agents are delighted to offer for sale this stunning three bedroom barn conversion set in an idyllic rural location.

This superbly appointed property sits on a plot of 1.35 acres with surrounding gardens and two horse paddocks with stables, and was converted from the original barn just a couple of years ago, boasting features such as under-floor heating, vaulted ceilings with Velux skylights and luxury high specification finishes to the kitchen and bathrooms.

The property briefly comprises: spacious open plan kitchen with dining and sitting areas, large living room with stairs to the first floor study, open hallway with full height windows to the rear garden and doors to the three bedrooms and family bathroom. There is also an en-suite to the master bedroom.

The large attic space would be perfect for a future conversion to add extra bedrooms if required.





The property is accessed from a private road just off of Kings Bromley Lane, through a gated entrance to the driveway which can accommodate several vehicles. The surrounding gardens include the landscaped rear garden with patio area, lawn, greenhouse, mature planted hedges and shrubs with a fenced rear border. The large lawn area to the front of the property overlooks the surrounding farmers fields and gains access to the two horse paddocks and stables at the rear.

Service to the property include a broadband Internet connection, mains water and electric with heating and hot water provided by an oil powered boiler with storage tank. There is also a state of the art water treatment plant with septic tank for waste water. The dual hot water system can also be linked up to a solar powered system (not installed).



Set in the south Staffordshire countryside between Rugeley and Lichfield, and nearby to the village of Kings Bromley, the property is a short driveway from Cannock Chase, an area of outstanding natural beauty. Shops and amenities can be found in the aforementioned town of Rugeley and city of Lichfield with convenience stores in Kings Bromley and Armitage. Commuter routes include local rail links and the A38 linking the midland motorway network nearby.

CANOPY PORCH:

Under cover porch area with pitched roof and composite entrance door leading to the kitchen entrance.

KITCHEN ENTRANCE:

Entrance door, fitted wooden bench with boot and coat storage, open plan to the kitchen and dining areas.

OPEN PLAN KITCHEN WITH LIVING AREA:

20' 11" x 22' 7" (6.38m x 6.88m)

Includes the high specification finished kitchen area with built in appliances, dining and sitting areas, with tiled under-floor heating, vaulted ceiling with spot lighting and Velux skylights, large store cupboard, window and doors to the rear garden, window to the front, further doors leading to the living room and hallway off to the bedrooms.

KITCHEN:

Range of complimentary wall and base units incorporating cabinets, drawers and granite work surfaces with inset sink and drainer, integrated twin electric ovens and induction hob with contemporary extractor hood, further integrated dishwasher and washing machine, space for a fridge-freezer, space for a dryer in the large store cupboard.



**LOUNGE:**

21' 0" x 19' 3" (6.40m x 5.87m)
Carpeted flooring, ceiling light points, windows overlooking the driveway, Ethernet Internet connection sockets, French doors to the front, and staircase to the study/store.

STUDY:

21' 0" x 13' 1" (6.40m x 4.00m)
Wooden staircase with glass balustrade, carpeted flooring, recess spot lights, Ethernet Internet connection sockets, ideal for use as a study or office as well as an extra storage.

HALLWAY:

Tiled flooring, ceiling spot lights, full height floor to ceiling windows overlooking the rear garden, loft access hatch with pull down ladder, doors off to three bedrooms and the family bathroom.

MASTER BEDROOM:

14' 2" x 12' 8" (4.33m x 3.85m)
Built in wardrobes, carpeted flooring, ceiling light point, French doors to the front garden and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle with glazed partition, cabinet wash hand basin, low level WC, tiled flooring with under floor heating, heated towel rail, extractor fan, spot lights and window to the rear.



BEDROOM TWO:

15' 11" x 13' 1" (4.85m x 3.98m)
Built in wardrobe, laminate flooring,
ceiling light point, window to front and
Ethernet Internet socket.

BEDROOM THREE:

39' 11" x 10' 11" (3.03m x 3.33m)
Carpeted flooring, ceiling light point and
window to the front.

FAMILY BATHROOM:

Modern fitted suite comprising: bath
with shower above and glazed screen,
cabinet wash hand basin, low level WC,
tiled flooring with under floor heating,
heated towel rail, extractor fan, spot
lights and window to the rear.

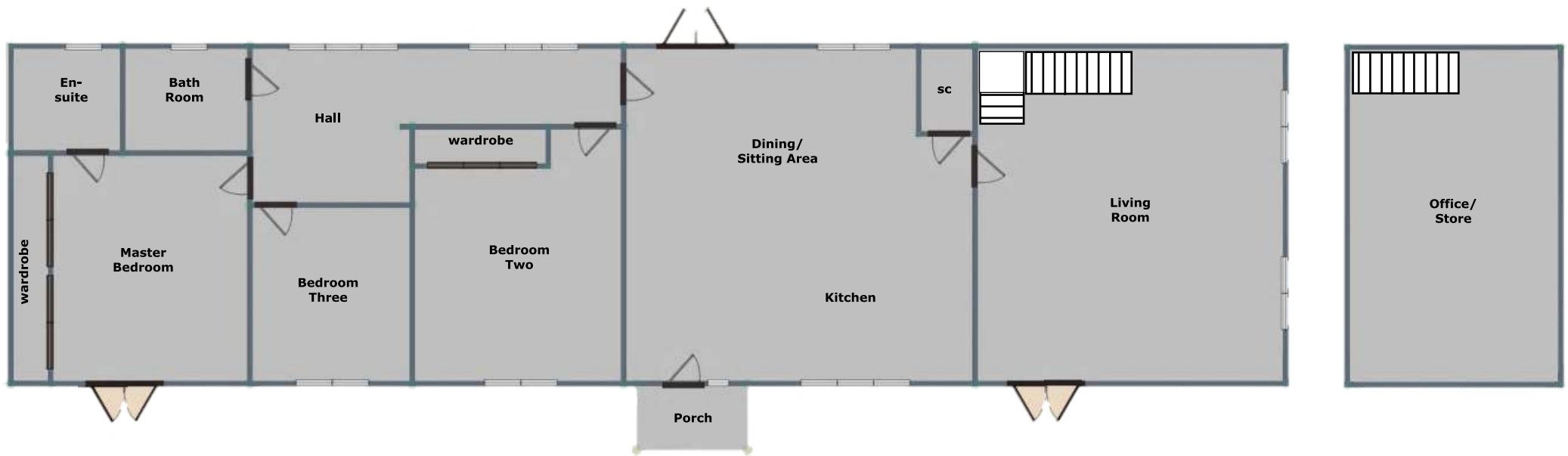
VIEWING:

Please contact us on 01543 889410 if
you would like to arrange a viewing
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