



Charming barn conversion in a picturesque village

Little Headlands Barn, Withington Lane, Leigh, ST10 4SW

Freehold





Beautifully presented barn conversion • Attractive Staffordshire village • Five Bedrooms • Fibre Optic Broadband • Electric Gates • Double glazing throughout

Location

Little Headlands Barn is situated in the pretty village of Withington Leigh, surrounded by unspoilt countryside. Located within a thriving local community, with an Ofsted rated 'good' primary school, a village hall, church, post office and two pubs.

Further amenities can be found in the nearby village of Tean, including a large Co-Op, a doctor's surgery and pharmacy. The market town of Uttoxeter is just under 6 miles away, having a fantastic selection of larger supermarkets, including a Waitrose, several quaint shops, leisure facilities, restaurants and bars, as well as a historic National Hunt Racecourse.

There are several well-regarded schools within the area in both the state and independent sector including All Saints Primary School, Abbottsholme School, Thomas Alleyne's High School, Denstone College and the sought-after JCB Academy.

The A50 is a short distance away which runs from Warrington to Leicester, giving quick and easy access to the M1 and M6 motorways.

The cities of Stafford and Stoke-on-Trent are both less than 14 miles away, offering regular services to London Euston in under 1 hour 20 minutes and Birmingham in under 35 minutes. Regional International airports include East Midlands and Birmingham.

Accommodation

Approached through electric gates, Little Headlands Barn is a characterful barn conversion benefitting from underfloor heating, double glazing throughout, a large attractive private garden and original bespoke features throughout, including handmade doors, rounded window reveals and exposed brickwork. The front door opens to the entrance hall with oak flooring and a WC off.

The quaint farmhouse style kitchen has an attractive tiled floor, benefitting from a range of fitted units painted in Farrow and Ball "Old White", with a Belfast sink, Neff electric oven, Smeg dishwasher, gas hob and a charming electric Aga. Off the kitchen you will find a utility room with further cupboards and units, with a door leading to the garden and to a boot room.

The impressive drawing room boasts a tall, vaulted ceiling with exposed beams, a multi fuel burner and French doors which open onto the terrace. The separate sitting room has exposed beams, an inglenook style fireplace with a multi fuel burner.

There are two double bedrooms on the ground floor, one with captivating full-length windows with views to the front of the property. The room benefits from traditional oak flooring and an en suite with a freestanding, roll top bath. The second ground floor bedroom offers French doors opening to the garden.



The Pine staircase takes you to the first floor from where you will find three further bedrooms and two-family bathrooms.

The principle suite includes an attractive double bedroom and an en suite bathroom with a roll top bath and a separate shower. The suite also offers a walk-in wardrobe and a further large room, offering a multitude of uses including a nursery, office or gym.

Outside

The picturesque property is entered through handcrafted electric timber gates with stone walling either side, and a matching pedestrian gate to the left side. With landscaped lawns and borders, the driveway opens to an ample parking area alongside a large double garage with electricity connected.

There is a terrace to the front of the property, offering a great place to enjoy the afternoon sun.

The rear garden is mainly laid to lawn with a laurel hedge border. There is a rear terrace which is ideal for alfresco dining and a gravel path which borders the house.

There is an oak framed porch to the rear with a boot room which benefits a Belfast sink with hot and cold running water.

Directions

From the A50 at Uttoxeter take the A522 Cheadle Road passing through Beamhurst before turning left at Fole, signposted Withington and Church Leigh. Continue under the A50 and at the crossroads

turn right and continue straight ahead at the crossroads. Keep right onto Withington Lane and after about 200 yards, the property will be on your left hand side.

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating

Local Authority: East Staffordshire, Band G

Brochure prepared: December 2020
Photographs taken: December 2020

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

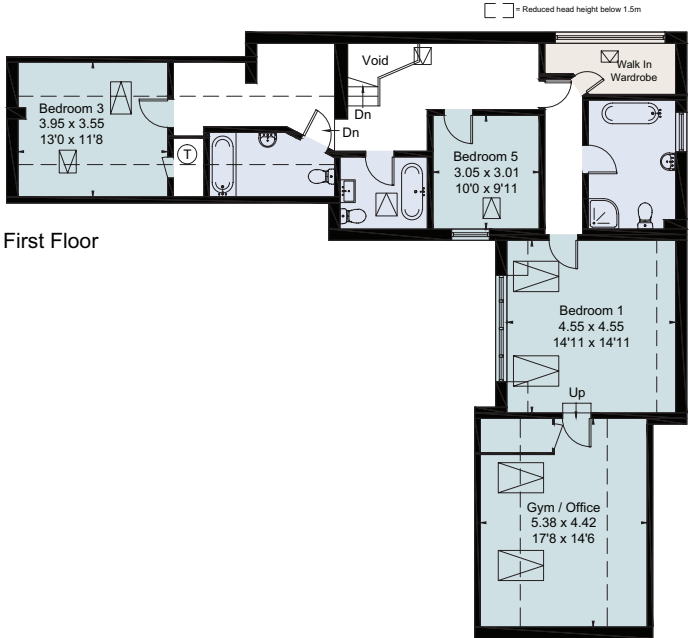




Little Headlands Barn, Withington Lane, Leigh, ST10 4SW
Approximate Area 255.6 sq m / 2751 sq ft (Excluding Void)
Garage 32.8 sq m / 353 sq ft
Boot Room 3.2 sq m / 34 sq ft
Total 291.6 sq m / 3138 sq ft
Including Limited Use Area (31.5 sq m / 339 sq ft)



Ground Floor



First Floor



For identification only. Not to scale. © 201216TO

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