



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - £599,950

BARNES CROFT, HILDERSTONE, STONE, STAFFORDSHIRE, ST15 8XU



## KEY FEATURES

• FIVE BEDROOM DETACHED PROPERTY • DOUBLE GARAGE WITH BEDROOM AND EN-SUITE • SPACIOUS LOUNGE • FORMAL DINING ROOM • CONSERVATORY • OFFICE/STUDY & CLOAKROOM • MODERN FITTED KITCHEN & UTILITY • STUNNING VIEWS

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570  
E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)  
W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)



## DESCRIPTION

Austin & Roe are delighted to bring to the market this Stunning Five Bedroom Detached property with double garage having a Bedroom and En-suite above, fully enclosed rear garden, in popular semi rural village location, a short drive from the Market Town of Stone.

The property comprises an Entrance Hall, Lounge with Conservatory, Dining Room, Study/office, Kitchen with Utility and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, Three further Double Bedrooms and Family Bathroom. The property benefits from a detached double garage with double bedroom and ensuite above, gas central heating, double glazing and the loft is mostly chip boarded and has lighting and electrical supply too.

At the front of the property is a block paved driveway to the garage and a pathway to the front entrance which extends around the house, the garden is laid to lawn with shrubs. To the side aspect is a pond (with a filtration system which keeps the pond clear, located behind conifers close by), lawn area and shrubbery border. The pathway continues to the rear of the property with a garden laid to lawn with shrubbery borders, a raised decked area for alfresco dining and outdoor entertaining. The rear garden is fully enclosed and private. The property benefits from stunning views to watch those lovely sunsets.

You can view the virtual tour of this immaculate property on our website, rightmove and the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/7-barnes-croft>

## LOCATION

Take the Lichfield Road out of Stone, turn left at the traffic lights, continue across the railway crossing and continue turning left at the crossroad into Hilderstone Village at the bottom of the hill turn left onto the Leek Road A5066 and left again onto The Meadows, and right onto Barnes Croft.

## GROUND FLOOR

**Entrance Hall - 25' 7" x 11' 0" (7.82m x 3.36m)** The property is entered via wood effect composite glazed door with glazed side panel into an impressive Entrance Hall with neutral decor, a white ceiling with twin light fitting and coved cornice, a wall mounted central heating radiator, double glazed patio doors onto the side paved area, double doors opening into a storage cupboard and a contemporary designed Amtico tiled floor. There are double doors opening into the Lounge, single doors opening into the Office/Study, Dining Room, Kitchen, Guest Cloakroom, under stair cupboard and stairs rising to the floor above.

**Lounge - 21' 8" x 14' 11" (6.62m x 4.55m)** The spacious Lounge has neutral decor with wall lights, a neutral ceiling with white coved cornices and twin plaster ceiling roses with pendant light fittings, a double glazed window with wall mounted central heating radiator, bi-folding door into the conservatory, a second wall mounted central heating radiator, an exposed brick chimney breast fireplace with window to the front and rear aspects tiled heart inset with a gas fired stove and cream fitted carpets.

**Conservatory - 18' 3" x 9' 1" (5.58m x 2.77m)** The impressive Conservatory is constructed of glass uPVC panels on dwarf walls, with "French" doors opening onto the wooden decked area, cream



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walls with wall lights, a solid pitched roof, white ceiling with recessed spotlights and roof window and neutral porcelain tiles with underfloor heating.

**Office/Study - 9' 10" x 7' 8" (3.01m x 2.37m)** The Office/Study has neutral decor, a white ceiling with central light fitting and coved cornices, fitted solid of storage, dual aspect double glazed windows fitted with "Venetian" blinds, a wall mounted central heating radiator and neutral fitted carpets.

**Dining Room - 12' 8" x 12' 0" (3.88m x 3.66m)** The formal Dining Room has a neutral decor with a contrast floral wall covering to one wall, a neutral ceiling with white coved cornice and central light fitting, a double glazed bay window to the front aspect fitted with vertical blinds and having a wall mounted central heating radiator below and neutral fitted carpet.

**Kitchen - 14' 11" x 10' 11" (4.57m x 3.34m)** The modern Kitchen has white decor with contrasting tiled splash backs, a white ceiling with recessed spotlights, dual aspect double glazed windows, a black vertical central heating radiator and Karndean floor tiles. There is a selection of solid oak wooden full height, underlit wall and base units with granite countertops having grooved drainer and inset with a stainless steel one-and-a-half bowl sink and chrome single lever mixer tap, a stainless steel five burner gas hob with built-in extractor hood above, built-in double oven and microwave, integrated dish-washer, space for a fridge/freezer with wine rack above. The counter-top extends at one end to form a breakfast bar for four people and there is a TV connection point.

**Utility - 11' 3" x 5' 2" (3.44m x 1.58m)** Conveniently located at the end of the Kitchen is the Utility Room with neutral decor having neutral porcelain tiled splash backs, a white ceiling with a rack of 4-lamp spotlights, an exterior glazed door to the side aspect, a wall mounted central heating radiator and a Karndean tiled flooring. There is a selection of wooden full height, wall and base units with a granite effect counter top inset with a stainless steel one-and-a-half bowl sink, drainer and chrome swan-neck dual lever mixer tap, space and plumbing for a washing machine and tumble dryer.

**Guest Cloakroom - 8' 1" x 2' 9" (2.47m x 0.85m)** The Guest Cloakroom is situated in the Entrance Hall having neutral decor with half height ceramic tiling and a fitted extractor fan, a white ceiling with central light fitting, a double glazed window with obscured glass to the front aspect, a wall mounted chrome heated towel rail/radiator and neutral Amtico floor tiles. The white sanitary ware comprises a white vanity unit inset with a wash hand basin and chrome single lever mixer tap and a hidden cistern low-level close coupled WC with push button flush.

## FIRST FLOOR

**Stairs & Landing - 12' 0" x 9' 7" (3.68m x 2.94m)** The Stairs rise from the Entrance Hall with two quarter turns to the Landing above having white balustrade and wooden rails, with neutral decor, a white ceiling with coved cornice, central light fitting and loft hatch giving access to the roof space, a wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the four bedrooms and bathroom.

**Master Bedroom - 14' 9" x 12' 5" (4.5m x 3.8m)** The Master Bedroom has white decor, a white ceiling with central light fitting, double glazed window to the rear aspect and a double glazed "Juliet" balcony to the front aspect, a vertical wall mounted central heating radiator, fitted furniture and neutral fitted carpet. There is a door opening into the en-suite.

**En-Suite - 9' 6" x 5' 11" (2.9m x 1.82m)** The En-Suite has white decor with neutral tiled splash back and full height tiling in the showering area, a white ceiling with recessed spot lights, a double glazed window fitted with "Venetian" blinds to the rear aspect, a wall mounted central heating radiator and Karndean floor tiles. The white sanitary ware comprises a mains fed shower with both "raindrop" and standard shower heads, and glass shower screen, a vanity unit inset with wash hand basin and chrome single lever mixer tap and a low-level close coupled WC with push button flush.

**Bedroom 2 - 11' 3" x 10' 2" (3.45m x 3.11m)** The Second Bedroom has pale grey walls, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a built-in wardrobe and neutral fitted carpet.

**Bedroom 3 - 12' 0" x 10' 9" (3.67m x 3.29m)** The Third Bedroom has pale grey decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, fitted bedroom furniture and a neutral fitted carpet.

**Bedroom 4 - 10' 9" x 9' 3" (3.29m x 2.82m)** The Fourth Bedroom has pale green decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, and a neutral fitted carpet.

**Bathroom - 11' 3" x 7' 4" (3.45m x 2.25m)** The Family Bathroom benefits from full height ceramic tiling in two tone neutral shades, a white ceiling with recessed spotlights, a double glazed window fitted with "Venetian" blinds to the side aspect, a wall mounted chrome heated towel rail/radiator, and neutral porcelain floor tiles with underfloor heating below. The white bathroom suite comprised a raised double ended bath with hair wash facility and tiled steps, a corner mains shower with glass shower screen doors, a pedestal wash hand basin and low-level close coupled WC with push button flush.

## EXTERIOR

**Outside Areas -** This lovely property has gardens to three sides, a block paved driveway and paths surround the house. At the front of the property is a garden laid mainly to lawn with shrubby beds. At the side behind the garages is a garden laid to lawn, a block paved area with a fish pond (with a filtration system which keeps the pond clear, located behind conifers close by). To the rear of the garden is a large raised decked area for alfresco dining and outdoor entertaining, a garden laid to lawn with a back drop of trees and to the other side is a block paved path and an archway with wrought iron gate.

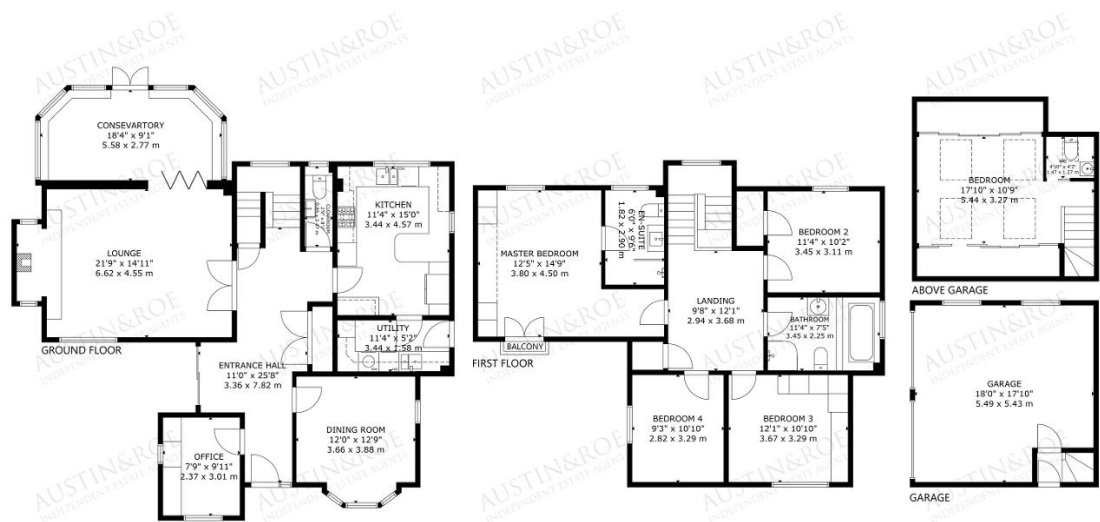
**Garage - 18' 0" x 17' 9" (5.49m x 5.43m)** The Double Garage has matching electric doors, is fitted with double glazed window to the side aspect and benefit from power and lighting. There is also an Electric car charging point. In one corner is a door into a staircase rising to the bedroom above.

**Bedroom 5/Games Room - 17' 10" x 10' 8" (5.44m x 3.27m)** The Bedroom has pale grey decor, a white vaulted ceiling with recessed spotlights double glazed roof windows to each side and fitted eave cupboards, a wall mounted TV connection point, ethernet cable running directly from the router in the office of the house, power points and wood effect vinyl flooring with underfloor heating. There is white balustrade with wooden rails and a door opening into the en-suite cloakroom.

**En-Suite - 4' 9" x 4' 1" (1.47m x 1.27m)** The En-Suite has pale grey walls a white ceiling with a recessed spot light and a roof window and grey wood effect vinyl flooring. The white sanitary ware comprises a wash hand basin with single lever mixer tap and a low-level close coupled WC with push buttons flush.







GROSS INTERNAL AREA  
TOTAL: 187 m<sup>2</sup>/2013 sq ft  
GROUND FLOOR: 88 m<sup>2</sup>/1070 sq ft, FIRST FLOOR: 88 m<sup>2</sup>/943 sq ft  
EXCLUDED AREA: GARAGE: 30 m<sup>2</sup>/321 sq ft, ABOVE GARAGE: 28 m<sup>2</sup>/296 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

