



The Corn Barn, 3 East Trescott Barns Bridgnorth Road, Trescott, South Staffordshire, WV6 7BF

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A superbly presented modern barn conversion in a small hamlet of just five converted barns set amidst rolling countryside.

LOCATION

East Trescott Barns are located in a delightful, semi-rural setting within convenient travelling distance of the historic market town of Bridgnorth, Pattingham Village, Tettenhall and the more extensive facilities afforded by Wolverhampton City Centre. The area is well served by both independent and maintained schooling.

DESCRIPTION

East Trescott Barns were converted in 2007 and finished to a high standard with underfloor heating throughout and double glazed tinted glass ensuring privacy whilst offering open views across the neighbouring fields. There is fine oak joinery throughout and the property has well-appointed accommodation over both storeys with four bedrooms, three bath / shower rooms, three reception rooms and a kitchen, laundry and guest cloakroom. A new hot water cylinder was fitted in 2024.

Externally the gardens have been landscaped with several seating areas, parking, garage and the development has ample visitor parking.

ACCOMMODATION

An oak door opens into the HALL with tiled flooring, integrated ceiling lighting and a wall of obscured windows and door leading into the DINING ROOM with Karndean style flooring, integrated ceiling lighting, wiring for wall lights, ceiling beam and an open doorway with full height obscured windows to either side allowing light to filter into the dining room from the SITTING ROOM with full height French doors and windows to the front external seating area, integrated ceiling lighting, wiring for a wall mounted TV and wall lights and double arched window doors to the kitchen. The through LOUNGE has full height double glazed French doors and windows to two elevations, wiring for wall lights, integrated ceiling lighting, ceiling beam, under stairs storage and doors to the hall and dining room. Steps from the dining room lead to the BREAKFAST KITCHEN with a range of wall and base white fronted units with granite work surface with splash back, ceramic under mounted sink, under cupboard lighting, over cupboard spot lights, space for an American style fridge freezer, a coordinating breakfast bar with space for a wine fridge, space for a Rangemaster cooker with extractor fan over, wiring for wall lights, tiled floor, four roof lights and a door to the LAUNDRY with space for a washing machine with granite work surface over, cupboards, stainless steel sink, space for dryer, concealed wall mounted Worcester Bosch boiler, tiled floor, double glazed window, roof light and stairs rising to the INNER HALL with tiled flooring, a door to the rear courtyard and a GUEST CLOAKROOM with WC with concealed flush, corner basin with tiled splash back, part tiling to the walls and tiled floor.

Stairs from the hall rise to the first floor landing with two roof lights and a linen cupboard. The PRINCIPAL BEDROOM SUITE has a good size double bedroom with full height windows overlooking the landscaped garden with far reaching countryside views, integrated ceiling lighting and an EN-SUITE BATHROOM with a bath with waterfall shower and body jets and shower screen, wall mounted wash basin, WC, tiled floor, tiled walls, heated ladder towel rail, integrated ceiling lighting and roof light, the DRESSING ROOM has a built in double wardrobe with hanging rail and shelf and a separate cupboard housing the hot water cylinder. The SECOND BEDROOM SUITE has a double bedroom with integrated ceiling lighting, arched windows overlooking the landscaped gardens, a built in wardrobe with hanging rail and shelf and an EN-SUITE with shower with waterfall head and body jets, wall hung wash basin, WC, tiled floor, tiled walls and a window to the rear, the DRESSING AREA has integrated wardrobes with hanging rail and shelf and window to the rear. BEDROOM THREE is a good size room with two built in wardrobes and windows overlooking the front. BEDROOM FOUR is also a good size room with built in cupboards and a window overlooking the garden and the HOUSE WET ROOM has a shower with body jets, WC, undermounted wash basin set in a granite surface with cupboards beneath, tiled floor, tiled walls, heated ladder towel rail, integrated ceiling lighting and a roof light.

OUTSIDE

Remote control wrought iron gates open onto a shared driveway laid in brick setts with a landscaped water fountain to one side. The property benefits from a GARAGE with double doors, concrete floors, electric light and power and a retractable ladder staircase to a loft room which is currently being used as a study with integrated ceiling lighting, power points, CAT5 cabling and roof light.

There is a gravelled DRIVEWAY with a stone wall and security coded wooden door opening into the landscaped GARDEN with a path leading through shaped lawns with three seating areas, a rockery garden and mature shrubs to the borders. There are two further spaces in the communal parking area.

The rear WALLED COURTYARD is fully paved with external lighting and power points.

SERVICES

We are informed by the Vendors that all mains water and electricity are connected, the heating is under floor gas fired and drainage is to a septic tank.

COUNCIL TAX BAND F South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile – Ofcom checker shows the four main providers are likely to cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

COMMUNAL CHARGE

All the residents pay toward the upkeep of the communal areas and the electric gates. This is currently set at £40 pcm.

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Offers Around
£635,000

EPC: F

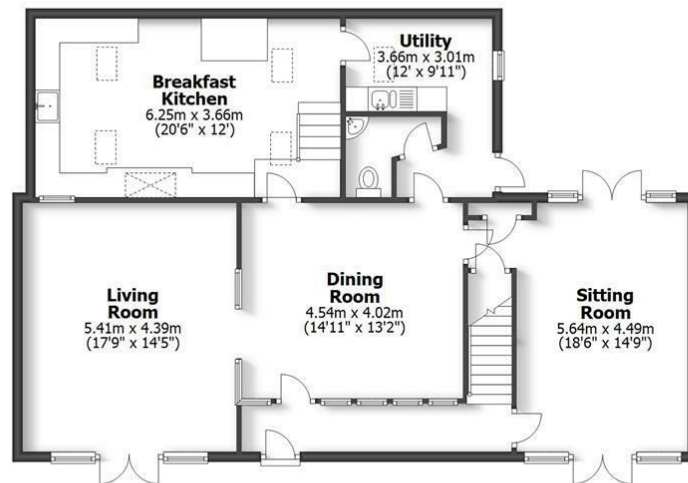
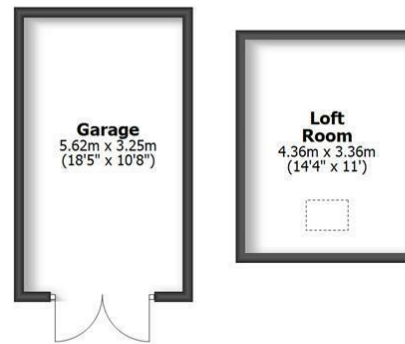
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



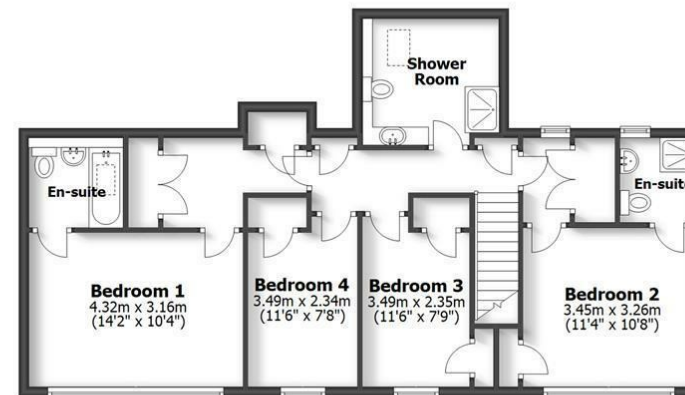
THE CORN BARN
BRIDGNORTH ROAD, TRESCOTT

HOUSE: 181.6sq.m. 1955sq.ft.
GARAGE: 32.9sq.m. 355sq.ft.
TOTAL: 214.5sq.m. 2310sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

