

**TO LET**

**The Stockyard  
Walford Back Lane  
Walford  
Stafford  
ST21 6RH**

**Magnificent spacious 4 bedroom recently built, semi-detached barn conversion set in a superb rural location**



**RENTAL £1,650 PCM**

**AVAILABLE FROM 1<sup>ST</sup> DECEMBER 2021**

## **AGENT'S NOTES**

Hinson Parry & Company are delighted to offer this spacious barn conversion, constructed in 2019 and built to a high standard with thoughtfully designed elegant and contemporary living accommodation throughout.

It is so rare to find a home in such a quiet rural location yet with such modern luxuries available, and the quick access to Eccleshall, Stone and the M6 means the property enjoys excellent accessibility to amenities.

The Stockyard is a real dream come true for those seeking modern countryside comforts and we encourage you to book a viewing before time runs out on this rare opportunity!

## **DIRECTIONS**

From the centre of Eccleshall take the exit for Castle Street on the mini roundabout. Follow this road for 2.5 miles and then turn left onto Rock Lane and then turn left onto Walford Back Lane. Continue following where you will meet at the entrance of the property.

From Stone town centre make your way onto the A34 northbound, turning left at Meaford roundabout onto the A51. Continue until you reach a roundabout, after which take the 1<sup>st</sup> exit onto the A519. Turn right on station road at Cotes Heath before continuing over the railway bridge. Take the next left at the Church (signposted Walford) and follow the lane to the T junction, after which turn left and then immediately right onto Walford Back Lane. The property will be found at the bottom of the hill.

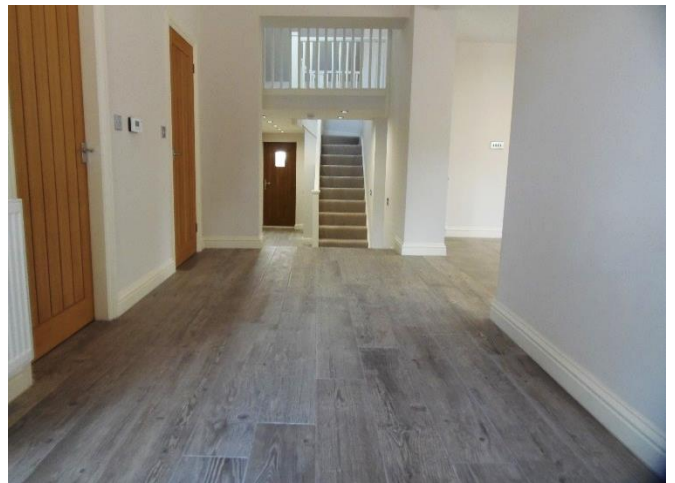
## **DESCRIPTION**

Brick under tile construction equipped with double glazing, adjustable ceiling spotlights, oak veneer Dordogne doors and hard-wired high speed Wi-fi access throughout making it perfect for working from home. The accommodation provides as follows:

## **GROUND FLOOR**

### **Entrance Hallway (3.6mx 1.75m + 2.2m x 3.9m)**

Front door with adjacent double glazed windows. The hallway offers a vaulted ceiling with recessed spotlights and lends a marvellous open-plan feel to the property entrance.



**Kitchen/Diner (4.75m x 7m)**

Very well equipped and presented kitchen complete with Electrolux electric hob/oven, dishwasher, Franke stainless steel sink with drainer and modern Hisense American fridge/freezer. The kitchen boasts a central island, finished with a quartz veneer worktop, dual aspect windows, recessed LED spotlights, under-cabinet lights and high ceilings help make this room beautifully bright. There are steps down to the snug adjoining the kitchen.

**Snug (4.49m x 3.92m)**

Spacious room with French doors to the exterior of the property and courtyard area. Carpeted floor with door through to study.

**Study (4.45m x 1.75m)**

This room would make a fantastic office area. There is a radiator and window facing over the courtyard.

**Lounge (6.24m x 5.96m)**

A generously sized lounge area with French doors leading onto the rear garden. The room is carpeted and finished with radiator and Wi-Fi connection point.

**Downstairs WC (0.97m X 1.86m)**

The downstairs WC is complete with low level flush WC, hand basin and mixer tap. There are spotlights to the ceiling, tiled floor and a chrome heated towel rail

**Utility Room (2.38m x 1.46m)**

This useful room provides the adequate space and plumbing required for a washing machine and tumble dryer. There are recessed spotlights, radiator and extractor fan.

**Garage (4m x 5.7m)**

Spacious double garage with double doors, ceiling lighting and plug sockets. The recently installed Worcester CDI Greenstar Combi Boiler is mounted to the wall.



## **FIRST FLOOR**

### **Landing**

The landing is bright with skylight window and contemporary wall mounted lights.



### **Master Bedroom (4.1m x 4.8m including eaves space)**

The master bedroom has carpeted flooring, radiator and is complete with a walk-in wardrobe providing plentiful storage space and door to ensuite bathroom.

### **En-suite bathroom (2.84m x 1.34m)**

Tiled flooring with a walk in rainfall mixer shower with a low level flush WC and wall mounted trough basin with mixer tap. The room is finished with ceiling spotlights, extractor fan and chrome heated towel rail.

### **Bedroom Two (3.16m x 4.5m)**

Large double bedroom with vaulted ceiling and window overlooking courtyard area. The floor is carpeted.

### **Bedroom Three (3.2m x 4m)**

Further double bedroom with skylight to the ceiling and carpeted floor.

### **Bedroom Four (4.75m x 2.94m)**

Fourth double bedroom with skylight to the ceiling and feature porthole window overlooking front of the property. The floor is carpeted.

### **Bathroom (2.5m x 2.75m)**

The bathroom is fitted with a walk in shower with rainfall mixer shower head, bath with central mixer taps, a wall mounted trough hand basin with drawer units below and mixer tap and WC. The room also boasts tiled floor, with recessed spotlights in the vaulted ceiling and skylight. There is an extractor fan and chrome heated towel rail.



### **SERVICES**

It is understood that mains water and electricity are connected to the property. The central heating is supplied by LPG Gas. There is a septic tank drainage system and the maintenance and emptying of this is included in the monthly rent.

### **OUTSIDE**

Lawned rear garden and lawned side garden, with ample parking to the front of the property. The Landlord has agreed to mow the front lawn area overlooking the courtyard and has included this in the monthly rent.

### **LOCAL AUTHORITY**

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

### **COUNCIL TAX BAND**

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### **VIEWING**

Strictly by appointment through the agent's Stone Office Tel: 01785 850866

**LEASE: 6 or 12 months Assured Shorthold Tenancy**

**RENTAL: £1,650 per calendar month**

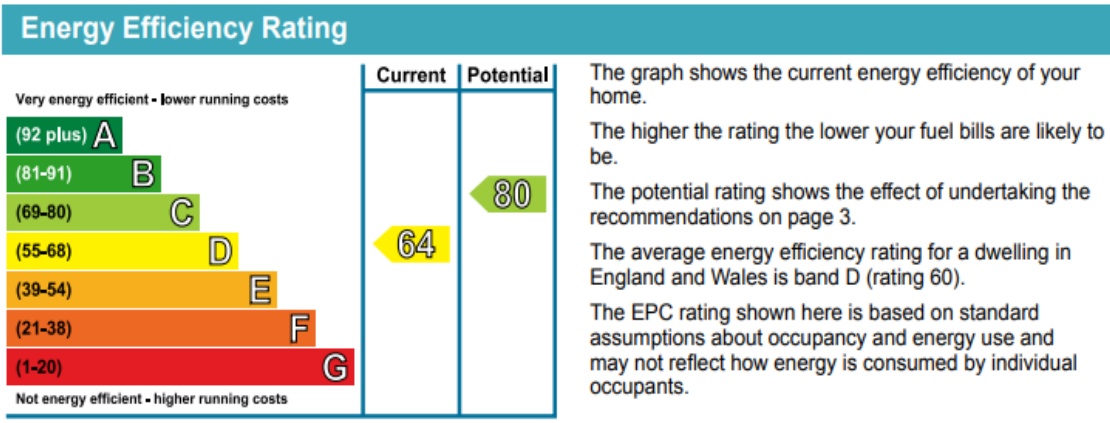
**DEPOSIT: £1,900**

**HOLDING DEPOSIT (Speak to agent about T&Cs): £380**

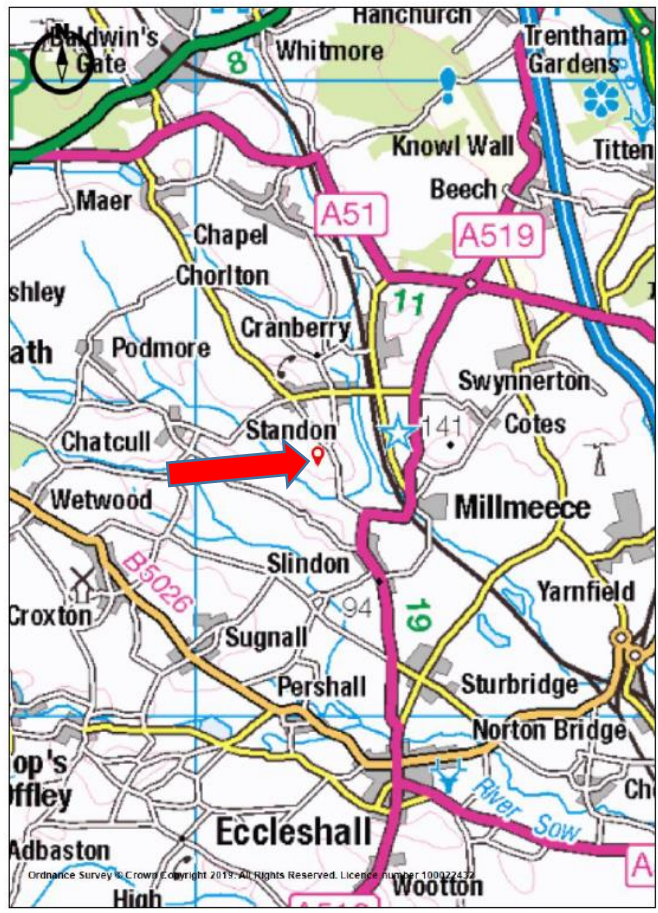
**Pets: Allowable at landlord's discretion**

**The property is offered unfurnished, excluding any white goods stated in these particulars**

# ENERGY PERFORMANCE CERTIFICATE



## LOCATION



Promap V2  
 LANDMARK INFORMATION  
 Ordnance Survey © Crown Copyright 2019. All Rights Reserved.  
 Licence number 100022432  
 Printed Scale - 1:75000. Paper Size - A4

### **PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS**

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