



## 8 Tixall Court, Tixall

£450,000 Freehold



This stunning Grade II listed barn conversion, is nearby schools, shops, and pubs. Shugborough and Cannock Chase are nearby, along with close by travel links. • This home offers four double bedrooms, including a master with an en suite shower room. The family shower room features a walk-in shower, sink, and W/C. • Bright living room, handy study, upgraded kitchen with stylish cabinetry and space for essentials. Spacious dining room, cloakroom and W/C. • Outside you'll find a generous garden with patio seating space and a lush grass lawn. • You'll find off road parking in front of the garden and garage, the spacious garage offers ample space for storage and the potential to transformation (STNPP)



Well, hey there, cowboy, giddy on up to this Grade II listed barn conversion that's ready to saddle you into the lap of luxury. Step into a bright entry space that leads you directly into the spacious dining room. The stunning kitchen is set in a practical U-shape and has been beautifully upgraded with stylish white cabinetry, beautiful countertops, and plenty of room to store all your kitchen essentials. Step through to your utility room, where you've got space for all your appliances. Continuing through the ground floor, you will find a cloakroom and W/C. But hold your horses, folks, because the fun doesn't stop there! Next you will find a versatile space, perfect for a home study, a playroom for little ones, or simply a quiet spot to read a book and relax. The spacious living room is wonderfully presented with a large, glazed door and side panels that let the sunshine flood in. Downstairs is complete with a handy under-stairs storage space. Upstairs, you'll find four spacious double bedrooms, including the master bedroom with an en suite shower room. The family shower room has been upgraded, offering a walk-in shower, sink, and W/C. Outdoors, you'll discover a well-maintained garden with a patio seating area. Oh, and while there may not be space for horses, you do have a lush grass lawn that is the perfect place to host the ultimate summer BBQ. Off-road parking awaits just outside the garden and in front of the garage too. Speaking of the garage, this isn't any regular garage; it has potential for a two-storey transformation to be a space that suits whatever you need it to be (STNPP). Located in the peaceful village of Tixall, this home offers easy access to Great Haywood and Little Haywood, where you'll find shops, pubs, and healthcare services for when you need to restock on supplies. Nearby towns like Stafford, Rugeley, and Cannock offer excellent schooling for your young cowboys and cowgirls. And for a little adventure, Shugborough Park and Cannock Chase are just a short ride away. Commuters will be pleased with the easy road links, and Rugeley train station is a mere short drive away for all your travels. So saddle up and make this western-style dream home yours before it's gone with the wind!



Grade II listed barn conversion in the heart of Tixall, nearby schools, shops and pubs. Four double bedrooms, master en suite, family shower room, spacious living room, study, cloakroom, W/C, bright living room and upgraded kitchen and utility. Nearby travel links.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

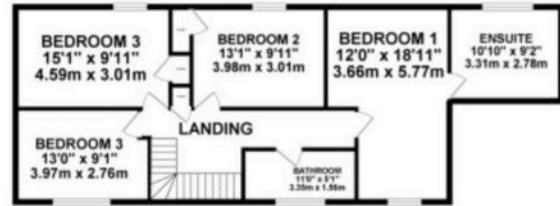
EPC Environmental Impact Rating: D



GROUND FLOOR 1239.54 sq. ft.  
(115.16 sq. m.)



1ST FLOOR 897.96 sq. ft.  
(83.42 sq. m.)



TOTAL FLOOR AREA : 2137.51 sq. ft. (198.58 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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