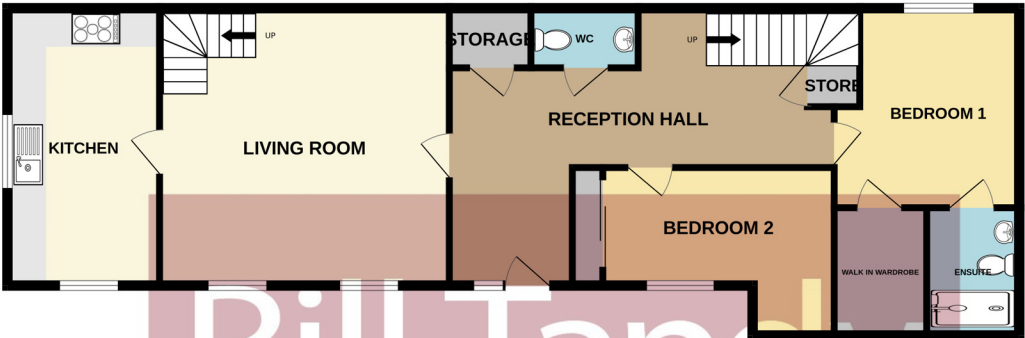


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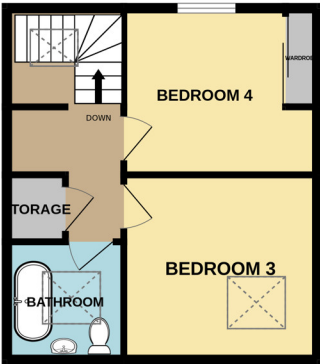
MEZZANINE



GROUND FLOOR



1ST FLOOR



Whilst 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 mis-statement. 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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The Dairy, The Hollies, Coulter Lane, Burntwood, Staffordshire, WS7 9EY

£599,950 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this wonderful opportunity to secure a fabulous traditional barn conversion, converted from the original dairy at The Hollies on Coulter Lane. With the original barn dating back as far as 1899, with this being the milking shed in the original farm, The Hollies is an exclusive development of barn conversions located conveniently off Coulter Lane within easy access of excellent highly regarded schools and fantastic local amenities on it's doorstep, whilst still very much feeling like you are in a rural location. Being part of the original farm it is a traditional attached barn conversion but offering fantastic private space, with the current owners updating the property in a modern yet sympathetic fashion offering a superb well appointed home to a range of buyers. The property in brief comprises hall, living room, fitted kitchen, mezzanine snug overlooking the main living room, two ground floor double bedrooms with the master boasting a walk in wardrobe and ensuite shower room, ground floor guests W.C., two first floor double bedrooms and family bathroom. Outside there is a private parking, courtyard garden and endless country walks. An early viewing is considered essential to fully appreciate the quality of the accommodation on offer.



**WELCOMING RECEPTION HALL**  
approached via a UPVC opaque double glazed composite stable style door flanked by an opaque double glazed side panel and having lovely vaulted ceiling exposing the original barn beams and ironworks, mezzanine level storage acting as loft space, Travertine stone flooring, stairs to first floor, under stairs storage cupboard, airing cupboard housing the pressurised cylinder for the boiler, five wall light points. two radiators and doors to further accommodation.

**GUESTS W.C.**  
having contemporary tiled floor, wall tiling with inset mirror, automatic LED recessed downlights, extractor fan, heated towel rail and modern suite comprising low level hidden cistern W.C. and wall mounted wash hand basin with high gloss storage cupboard below.

**LIVING/DINING ROOM**  
4.90m x 4.80m (16' 1" x 15' 9") having a continuation of the Travertine stone flooring, vaulted ceiling exposing original beams and ironworks, feature solid fuel burner on a tiled hearth with brick recess, seven wall light points, two UPVC double glazed windows to front, three radiators, and oak staircase with glazed infills rising to the mezzanine sitting room.

**MEZZANINE SITTING ROOM**  
4.80m x 4.00m (15' 9" x 13' 1") overlooking the lounge below and having solid ash flooring, Velux roof window, exposed beams, power points and T.V. points.

**KITCHEN**  
4.80m x 2.60m (15' 9" x 8' 6") having matching base and wall mounted solid wood units incorporating illuminated glazed display cabinets, pre-formed roll top work surfaces, corner cupboard housing the condensing boiler, tiled splashbacks, inset one and a half bowl sink and drainer, space and plumbing for washing machine, built-in dishwasher, integrated Belling electric range style cooker with induction hob and overhead extractor, space for freestanding American style fridge freezer, tiled floor, recessed LED downlights, radiator and dual aspect UPVC double glazed windows to side and front.



**GROUND FLOOR BEDROOM ONE**  
3.80m x 3.60m (12' 6" x 11' 10") having recessed LED downlights, radiator, UPVC double glazed window to rear, built-in storage cupboard with mirrored door and door to en suite shower room and further door to:

**WALK-IN WARDROBE/DRESSING ROOM**  
2.20m x 1.60m having tiled floor, LED recessed downlights, radiator, power points and illuminated wall mounted mirror.

**EN SUITE SHOWER ROOM**  
having tiled floor, tiling to walls with modern contemporary mosaic pattern, modern suite comprising W.C. with hidden cistern, wall mounted wash hand basin with contemporary storage cupboard below and double shower cubicle with glazed splash screen divider and contemporary jacuzzi style dual head rainfall effect and side spray jets, two wall storage recesses, LED recessed downlights, extractor fan and heated towel rail.

**GROUND FLOOR BEDROOM TWO**  
4.20m max (1.60m min) x 2.90m max (1.90m min) (13' 9" max 5'3" min x 9' 6" max 6.3" min) having UPVC double glazed window to front, recessed LED downlights, radiator and built-in wardrobes to one wall with sliding doors.

**FIRST FLOOR LANDING**  
having exposed beams, recessed LED downlights, Velux roof window, radiator, large storage cupboard and doors to further accommodation.



**BEDROOM THREE**  
3.10m x 2.90m (10' 2" x 9' 6") having two wall light points, radiator and Velux roof window.

**BEDROOM FOUR**  
2.90m x 2.80m (9' 6" x 9' 2") having UPVC double glazed window to rear, two wall light points, radiator and built-in wardrobes to one wall with patterned sliding doors.

**FAMILY BATHROOM**  
2.20m x 1.90m (7' 3" x 6' 3") having modern wood effect linoleum flooring, white suite comprising panelled bath with gravity fed shower fitment, low level W.C. with hidden cistern and modern wash hand basin with built-in storage cupboard below, tiled splashbacks, recessed downlights, heated towel rail, extractor fan and Velux roof window.



**OUTSIDE**  
The property is situated along Coulter Lane within a stone's throw of all the lovely countryside walks available. To the front is a block paved driveway suitable for two vehicles, paved path leading to the private courtyard and front door, lawned side garden with bedding plant border, feature decorative lamp-post, central miniature weeping Cherry tree and Wisteria around the front door area. In the private courtyard the vendors have built a lovely composite decked area with composite fencing giving privacy, being a fantastic sun trap and having a lovely seating and barbecue area. There is a paved hardstanding area suitable for rotary washing line and large Ketter maintenance free polymer shed, outside power points and outside taps all surrounded by a lovely wall with climbers.

**COUNCIL TAX**  
Band E.

**FURTHER INFORMATION/SUPPLIES**  
Mains water, electricity and gas connected. We understand drainage is to a bio disk tank. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/> - We understand that the property is subject to a £25pcm service charge to cover maintenance of the communal areas



**TENURE**  
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

**VIEWING**  
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.