



The Hayloft, Bellamour Lodge Farm, Colton Road, Colton, WS15 3NZ



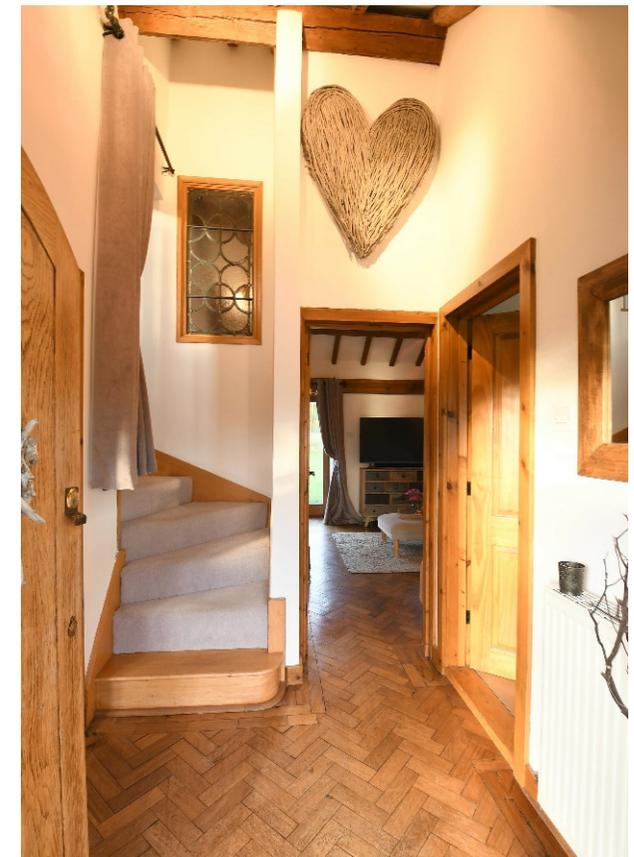
Set within the prestigious Bellamour Lodge Farm is The Hayloft, an elegant converted barn showcasing immaculate and beautifully refurbished interiors, three double bedrooms and generous gardens. Enjoying a pleasant outlook over the walled courtyard and countryside beyond, this charming country home has been recently upgraded to an exceptional standard, with a bespoke Neptune kitchen, refitted en suite bathroom, new mains gas boiler and traditional column radiators. The character interiors comprise briefly reception hall with parquet flooring, sitting room with dual sided wood burning stove and a bespoke designed kitchen, with two double bedrooms and a family bathroom to the

ground floor. The first floor is laid solely to the master suite, having private use of a refitted bathroom room and a Juliette balcony overlooking idyllic views. Outside, there parking to a private driveway off the shared central courtyard which also gives access to the large garage, and generous lawned gardens extend to the rear enjoying an excellent degree of privacy to all sides.

Set amidst beautiful Staffordshire countryside, the rural village of Colton offers amenities to include traditional country pubs the Greyhound Inn and Ye Olde Dun Cow, a historic Church and the St Mary's Church of England Primary School. There are also a

range of independent schools including Smallwood Manor, Lichfield Cathedral and Denstone College also being within easy reach. Further facilities including supermarkets and boutique shops are nearby in the centres of Lichfield, Stafford and Rugeley and leisure pursuits can be found at Blithfield Reservoir and Cannock Chase, a designated Area of Outstanding Natural Beauty. The closest rail stations lie in Rugeley and Lichfield, providing swift links to Stafford, Birmingham and London, Birmingham International Airport is around 30 miles away and the village is ideally located for commuter travel on the M6, A38 and A50.

- Individual Barn Conversion
- Exclusive & Secluded Rural Setting
- Wealth of Character Throughout
- Lounge with Impressive Feature Fireplace
- Bespoke Refitted Kitchen
- Three Double Bedrooms
- Master with Juliette Balcony & Refitted En Suite Bathroom
- Ground Floor Bathroom
- Attractive Rear Gardens
- Large Garage & Ample Parking
- Idyllic Setting with Countryside Views
- Mains Gas Central Heating with Refitted Boiler & Radiators
- Well Placed for Commuter Routes, Rail Travel & Local Amenities



From the landscaped courtyard, the arched front door opens into the **Reception Hall**, laid with oak parquet flooring and having a feature high level leaded window to the **Lounge** and staircase rising to the first floor **Master Suite**. Doors open into:

Lounge 5.5 x 3.8m (approx. 18'1 x 12'6)

A spacious reception room showcasing a wealth of character ceiling beams. Double doors lead out to the rear gardens, and the lounge has oak parquet flooring and an impressive exposed brickwork fireplace, extending into the vaulted ceiling and housing wood burning stove to stone hearth. A thumb latch doors opens into:

Refitted Kitchen 5.9 x 3.5m (approx. 19'4 x 11'6)

Designed and fitted by the prestigious Neptune Kitchens, a quality range of wall, base and full height units are topped with marble finish Quartz worktops, housing an inset double Belfast sink with Quooker boiling water mixer tap, recess housing Leisure range cooker, space for an American fridge freezer and integral appliances including dishwasher and washing machine. The units house a double larder cupboard, a corner carousel and a refuse drawer, and the kitchen has natural flagstone flooring, dual aspect windows and a door out to the gardens. The dual sided wood burning stove and exposed brickwork chimney also feature in this room





Stairs rise from the **Reception Hall** giving private access into:

Master Suite 4.4 x 3.4m (approx. 14'5 x 11'2)

A spacious bedroom having twin double fitted wardrobes, a Juliette balcony to the front overlooking tranquil countryside and private use of:

En Suite Bathroom

Refitted with a traditional suite having wash basin set to vanity unit, WC, claw foot bathtub and oversized shower, having a slimline heated towel rail, traditional wall panelling, an obscured window, oak shelving and fitted storage

From the **Reception Hall** a door opens into:

Bedroom Two 3.4 x 2.9m (approx. 11'2 x 9'6)

Having a fitted wardrobe and windows to the front aspect

Bedroom Three 3.4 x 2.9m (approx. 11'2 x 9'6)

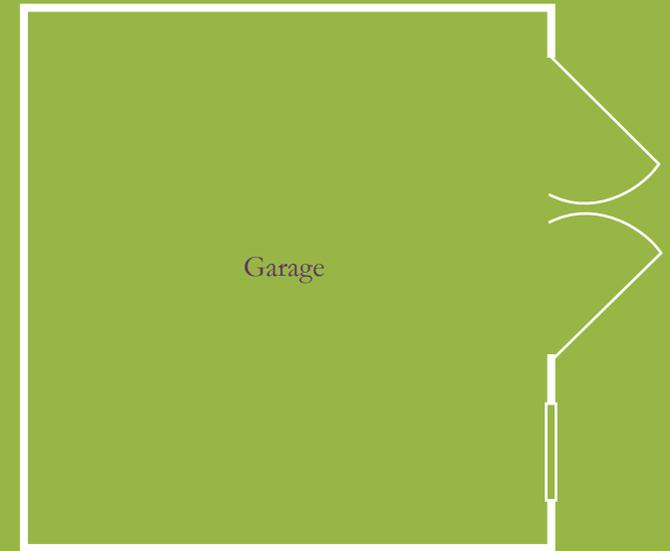
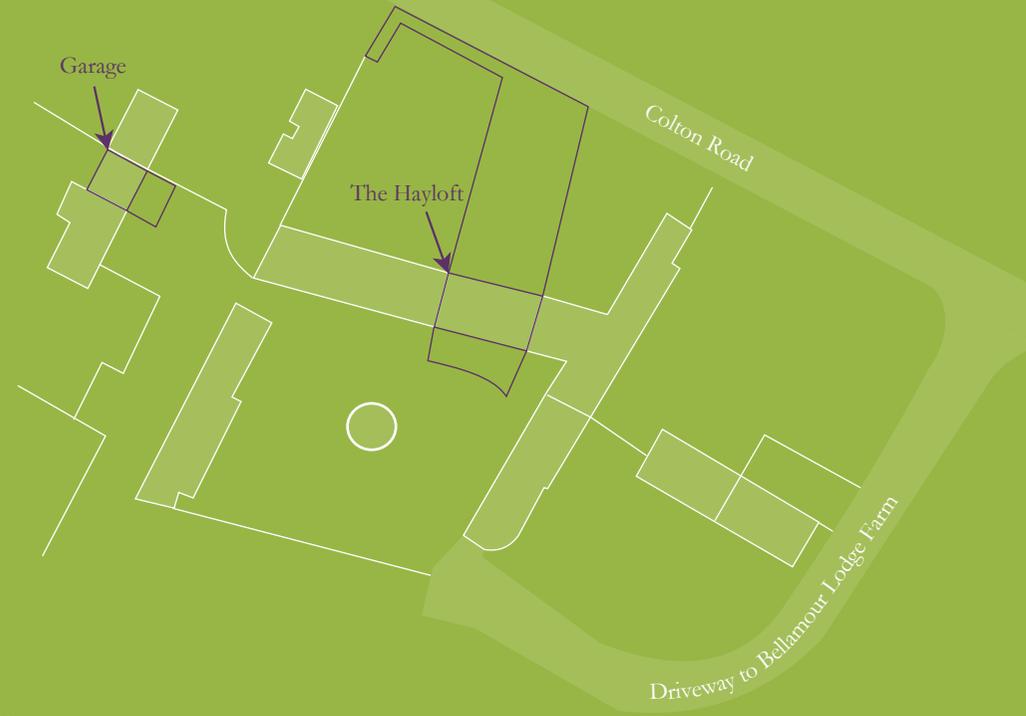
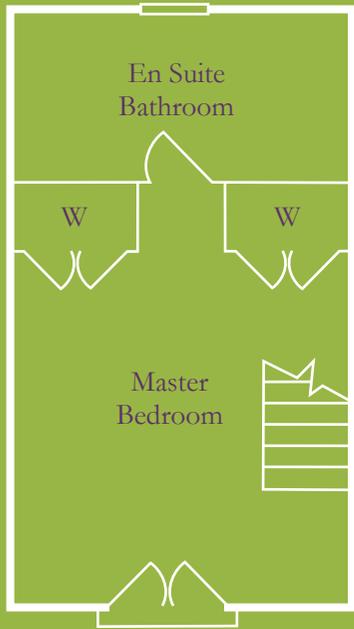
Accessed from the **Reception Hall**, this third double bedroom has a window to the rear and a fitted double wardrobe

Family Bathroom

Fitted with a white suite having pedestal wash basin, WC and corner bathtub, with flagstone flooring, obscured windows to the front and traditional wall panelling









Outside

The Hayloft lies within Bellamour Lodge Farm, a tranquil courtyard setting formed by a handful of similar character conversions and country homes. A sweeping private drive with views over scenic countryside leads to the walled courtyard, where there is allocated parking to the front of the barn. The courtyard leads to the garage where there is space for additional parking if required

Large Garage 5.4 x 5.3m (approx. 17'9 x 17'5)

Extending to the size of a double garage and having a set of electric double entrance doors, a window to the front and a useful boarded loftspace

Attractive Gardens

Extending to a generous size and enjoying sunlight throughout the day and into the evening, the lawned rear garden is safely enclosed and is well stocked with a variety of shrubs, flowers and mature trees. Paved terraces offer pleasant and secluded seating areas, a character wall encloses the end of the garden and there is exterior lighting and a water point. The **Summer House** is included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.