



1 Wyatt, White Barn Farm

£450,000 Leasehold



Cosy evenings by the fire with the log burner glowing and beams overhead. • Morning walks, bike rides or horse rides straight out onto Cannock Chase. • Space to grow into – three bedrooms, a galleried landing and a nook for home working. • Summer days in the garden, surrounded by greenery and leafy countryside views. • A peaceful escape that still keeps you connected, with Stafford and Rugeley close by.



Tucked away within the idyllic grounds of the Shugborough Estate, this Grade II listed barn conversion is more than just a home, it's a slice of countryside living at its very best. Surrounded by rolling greenery and opening directly onto Cannock Chase, this is a place where you can truly slow down, breathe, and enjoy the beauty of rural life. From the moment you step inside, the charm is undeniable. The entrance hall welcomes you with soaring ceilings and exposed beams, setting the tone for what's to come. The living room is a cosy haven with a log burner and French doors spilling out to the garden, perfect for long winter evenings or summer gatherings. The dining room is light and airy, with countryside views from both sides, and the kitchen carries that timeless country feel, made for hearty breakfasts and Sunday suppers. Upstairs, the galleried landing creates a sense of openness, leading to a wonderful master bedroom with fitted storage, two further generous bedrooms, and a luxurious bathroom complete with roll-top bath and separate shower. There's even space for a home office or study nook, making it practical as well as beautiful. Step outside and the dream continues. The garden is peaceful and private, with views stretching across leafy fields and Cannock Chase itself, an Area of Outstanding Natural Beauty right on your doorstep, offering endless walks, cycling trails, and bridleways. A double carport and brick-built shed add convenience without compromising the charm. Here you'll enjoy the best of both worlds, a countryside retreat with history and character, yet only a short drive from Stafford, Rugeley, and excellent commuter links. This is more than a house. It's a rare chance to own your own piece of rural Staffordshire paradise.



A stunning Grade II listed barn conversion in the Shugborough Estate, with beams, log burner, gardens and views over Cannock Chase – the perfect blend of charm, space and countryside living.

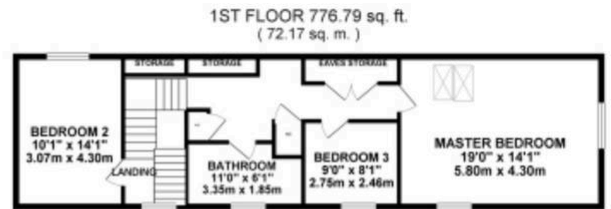
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: E

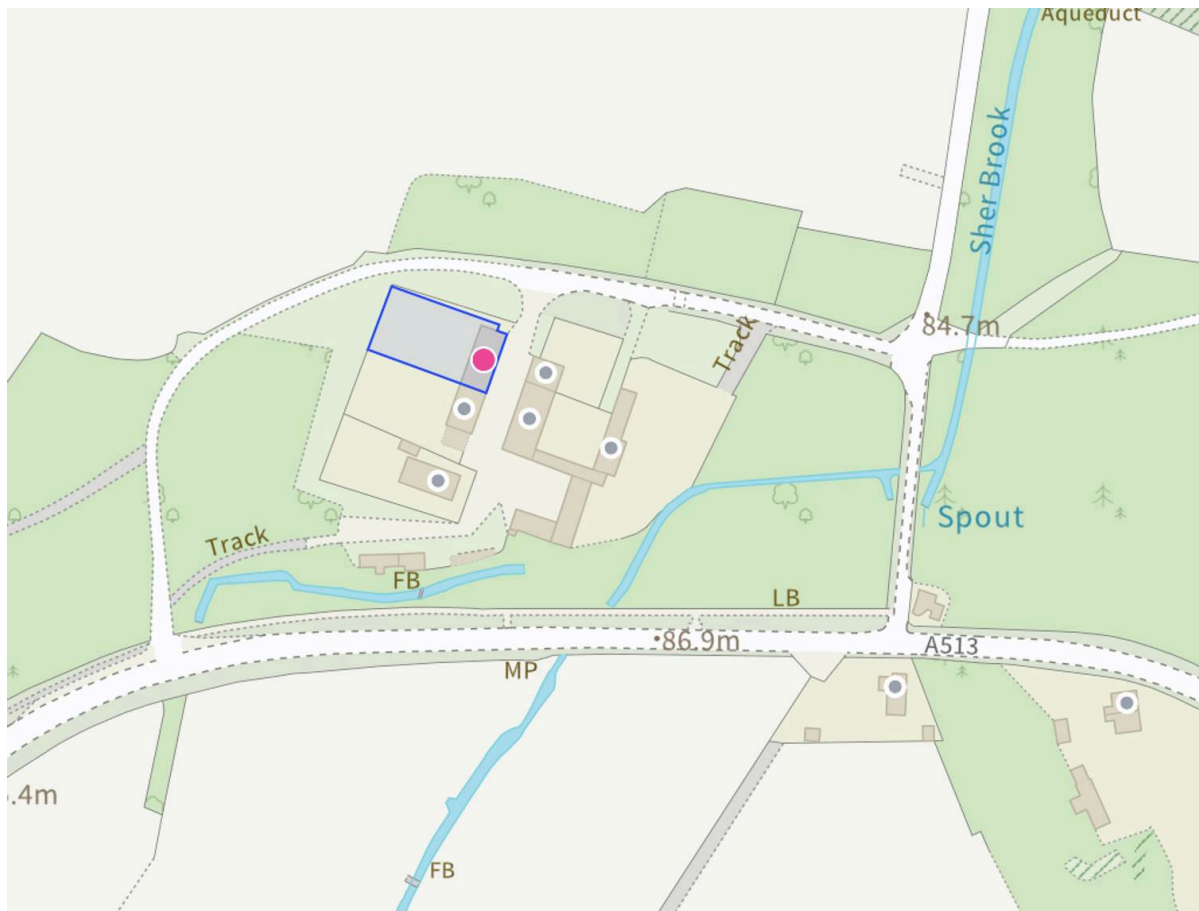
EPC Environmental Impact Rating:





TOTAL FLOOR AREA : 1647.52 sq. ft. (153.06 sq. m.) approx.

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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