



## Owls Hoot Barn Consall, Wetley Rocks

£950,000 Freehold

26 Acres of Countryside – including four fields, a paddock, and a tranquil pond, offering space for horses, animals, recreation, or simply enjoying nature. • Spacious open plan living with a large living-dining area with French doors, a rustic shaker-style kitchen with central island, and flexible space for family life or entertaining. • Individually designed barn conversion with vaulted ceilings, exposed pine beams, arched windows, and oak flooring, blending character with comfort. • Private master suite with outdoor access featuring views over the paddock, patio doors to a seating area, and a modern en suite. • Nestled in the rural beauty of Consall, near the Nature Reserve and country pubs, yet only a short drive to Werrington, Cheadle, and Leek.





Welcome to Owls Hoot Barn, a beautifully crafted barn conversion approached by a long, sweeping driveway and set within 26 acres of glorious countryside. To the front lies a paddock where horses or animals can thrive, and to the side, a tranquil pond glistens in the sunlight. Beyond the house, open fields stretch away, alive with the gentle rustle of wildlife. True to its name, owls call at dusk and pheasants wander the hedgerows, creating a rare opportunity to live in perfect harmony with nature. Nestled on the outskirts of the desirable village of Consall, within Wetley Rocks, this property benefits from a charming rural setting surrounded by outstanding natural beauty. The area is home to the expansive Consall Nature Reserve, a haven for wildlife and outdoor enthusiasts, as well as welcoming country pubs and the renowned Tawny Hotel, which offers scenic lake walks, fine dining, and unique cabin stays. Here you can enjoy a true sense of peace and seclusion, with breathtaking scenery that feels wonderfully remote; yet the vibrant towns of Werrington, Cheadle, and Leek are just a short drive away, offering the perfect balance between countryside tranquillity and modern convenience. The home itself is an individually designed barn conversion, private and secure within its own enclosed garden, edged with colourful borders and paved with Indian stone, perfect for quiet evenings outdoors. Step inside, and you are greeted by tall vaulted ceilings and exposed oak beams, creating a sense of both grandeur and warmth. The open-plan living space has been thoughtfully crafted for both family life and entertaining, with a spacious living-dining area that welcomes you through elegant French doors. Quirky arched windows add character to the frontage, while oak flooring underfoot ties the space together with a cosy, country charm. The kitchen continues this rustic elegance, with classic wooden shaker-style cabinetry paired with sleek grey tiles. Ample storage is thoughtfully built in, alongside an integrated fridge, dishwasher, and space for a cooker. At its heart, a handy island provides extra storage and a welcoming spot to enjoy breakfast while gazing out over the treetops. The hallways leads you to a shower room, with a neutral design, and offering further space for utilities. The master suite is a restful escape, its window framing views of the lush front paddock, while patio doors open directly onto a private seating area, being the perfect place for a morning coffee or an evening glass of wine. A modern en suite offers a shower-over-bath, toilet, and hand basin, blending comfort with convenience. The second bedroom, also a generous double, features soft plush carpets and bright spotlighting. With its own external access, it offers flexibility, whether as a guest room, home office, or even a private hideaway for older children or visiting friends. Step outside, and the magic of Owls Hoot Barn continues to unfold. A large driveway offers practicality for you and guests, with an electric vehicle charging point for convenience, and a metal barn gives you storage options or space for larger vehicles. The tranquil pond mirrors the sky above and beyond, four adjoining fields stretch across 26 acres of open countryside, offering endless possibilities for grazing, recreation, or simply wandering through the peaceful landscape alive with wildlife. Here's your invitation to discover a rare and wonderful home, an idyllic setting where life can flourish for you and your family.





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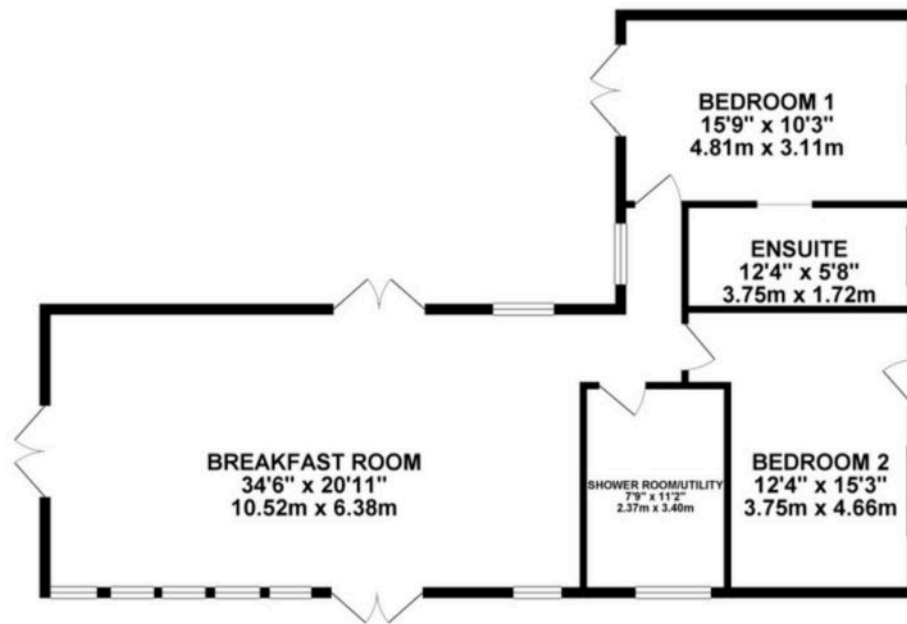
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

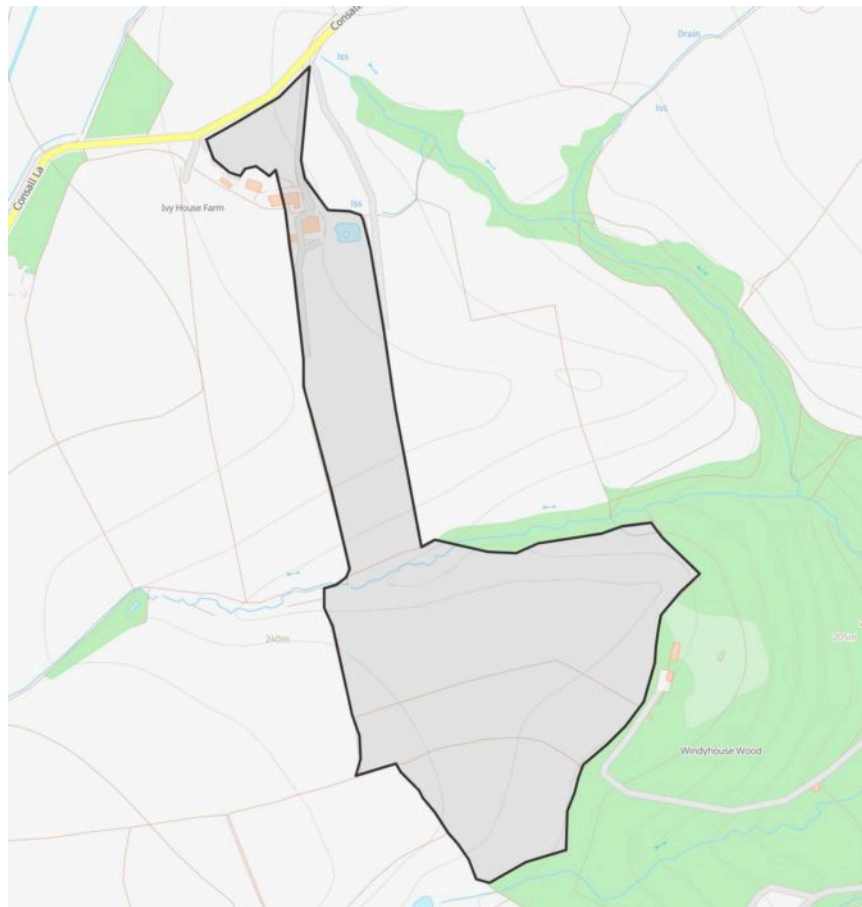


GROUND FLOOR 965.96 sq. ft.  
( 89.74 sq. m. )



TOTAL FLOOR AREA : 965.96 sq. ft. ( 89.74 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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