



Lancaster House, High Meadow, Norbury

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Features

- Exceptional Architect Designed Detached House
- Four Bedrooms, Three Bathrooms
- Oak Kitchen, Large Living Dining Room
- Lounge, Garden Sitting Room With Gallery Above
- Large Office /Study, Ground Floor WC, Walk in Cloak Room
- * Feature Landing with Gallery and Views Over the Garden
- * Utility, Music/ Store Room, Double Garage
- * Adjoining First Floor Apartment
- * 1 Acre Gardens, Parking for Several Cars
- * EPC Rating C

Brief Description

A wonderful architect designed modern Detached House situated in a pretty village location and offering exceptional accommodation with many highly desirable features including: Feature Entrance Hall, Ground Floor W.C., Cloak Room, Study/Office, Kitchen, Utility, Dining Room, Lounge, Garden Sitting Room with Gallery above and Music Room.



The first floor comprises: Feature Landing with Gallery, Master Bedroom with En-Suite and adjoining Dressing Room., Bedrooms 2 and 3 with Jack and Jill En-Suite, Bedroom 4 and further Bathroom.,

Adjoining the property is a Double Garage and above this is an Apartment consisting of: Kitchen Dining Room, Sitting Room, Bedroom and En-Suite Shower Room.

Externally there is plenty of Parking to the front and Gardens to the side and rear extending to approximately 1 acre.

The property also has the added advantage of Air Source Heat Pump Heating System and Solar Panels.

LOCATION

Lancaster House is in a wonderful rural location within the village of Norbury and is between the two market towns of Eccleshall and Newport. Newport is the bigger of the two towns and had a busy High Street with a good mix of cafes, shops, boutiques, super markets and sports clubs.

Stafford Station with its mainline connections to Manchester, Birmingham and London is 10.4 miles away - and the A5 for the M6 South/M54 and M6 North J14 are both approximately 10 miles away.





SERVICES: We are advised that the property has septic tank drainage, mains water and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

The house is heated by an air source heat pump installed in 2014, (serviced last year) and an electric immersion heater (installed 2021) for hot water. Solar panels provide circa 4,000 kWh per year. The annual electricity use is about 18,000 kWh. There is an iBoost system fitted which ensures that all of the electricity generated by the panels is used in the house. A smart meter has been applied for. There are no other energy costs except 47kg calor gas for hob cooking - using about one per two years.

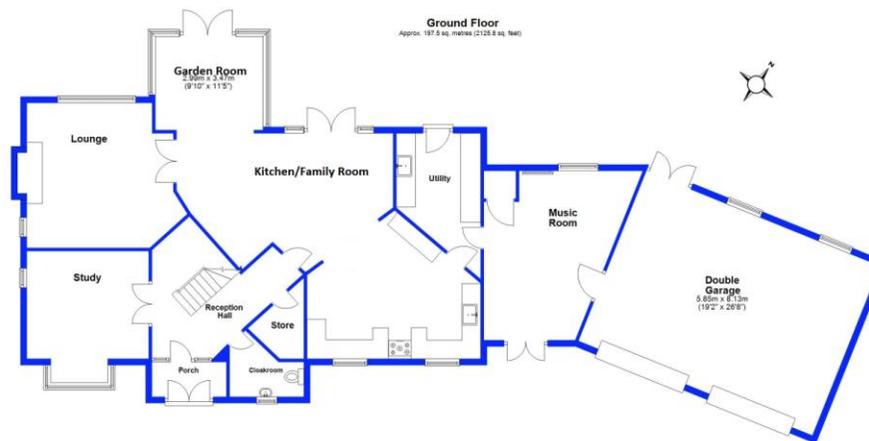


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Total area: approx. 360.7 sq. metres (3882.7 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All floor plans have been taken in the preparation of this floor plan which should be used for illustration purposes only. All rooms, sizes, measurements of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not intended to be taken as a true and exact representation of the subject property. Plans produced using Frimley.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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