

Asking Price: £700,000



Ranton, Stafford,  
Staffordshire, ST18 9JU

EPC: D  
Council Tax: E  
Tenure: Freehold





DB Roberts are delighted to present this exceptional three-bedroom barn conversion, perfectly tailored for equestrians.

Nestled on a generous 5.3-acre plot, this stunning property offers a rare opportunity to live amidst beautifully maintained equestrian facilities, all while enjoying the convenience of being close to Stafford and major motorway links.

Imagine waking up and stepping out in your pyjamas to tend to your horses only a matter of footsteps from your back door. This dream can be your reality with this unique property, which includes stables, a Dutch barn, a brick-built stable block, a ménage, and paddocks.

The barn conversion itself is a charming two-storey home. The ground floor features an inviting entrance hallway, a guest WC, a cozy lounge, a versatile family room, a spacious kitchen/breakfast room, and a practical utility room. The first floor is thoughtfully divided into two sections, offering two generously sized bedrooms and an en-suite shower room in one area, with an additional bedroom accessible from the opposite side of the ground floor hallway. There is ample potential for further extension or modification, subject to the necessary planning consents.

Upon arrival, a five-bar gate opens onto a driveway with ample parking space and direct vehicular access to the stables. The equestrian facilities include four paddocks with post and rail fencing, a 50m x 30m ménage, and a stable block with six 12 x 12 stables, each equipped with power and lighting and a handful offering automatic water drinkers. The stable block also boasts space for two tack rooms and adjoining storage room that could easily be converted into a washing/tie-up area or solarium.

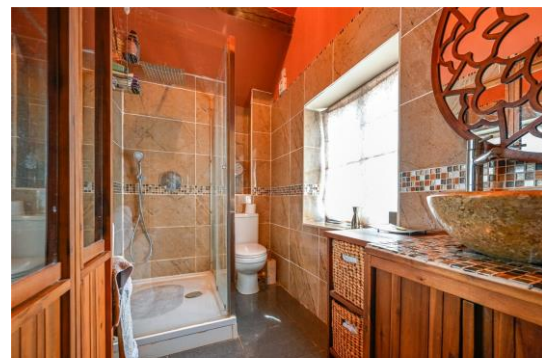
Adjacent to the stable block is a Dutch barn and workshop, both benefiting from light and power. The property also features a delightful orchard with fruit trees, a wildlife pond, and a majestic oak tree that provides a shaded oasis for relaxation.

The beautifully landscaped garden at the rear of the property includes flower beds, a spacious vegetable patch, and a pathway leading directly to the stables. A gate from the patio opens directly into the paddock, making it easy to care for your horses.

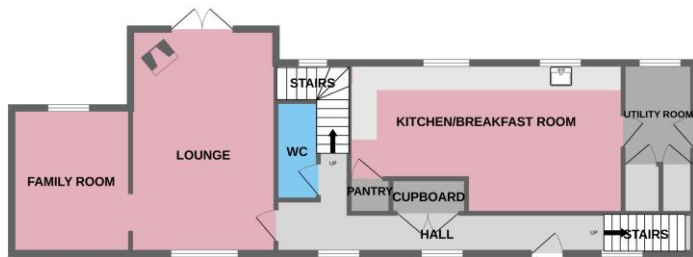
This property is an equestrian's paradise, offering the perfect blend of rural tranquility and modern convenience. Early viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

Mobile coverage from three major networks  
Ultrafast Full Fibre Broadband  
Oil fired central heating & septic tank

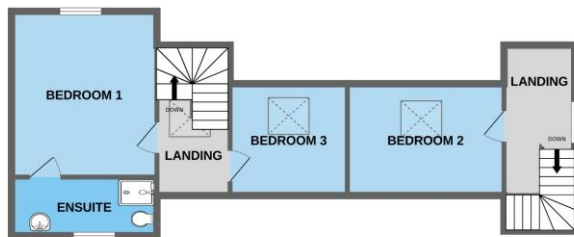
\*Results provided by Ofcom and correct at time of listing



GROUND FLOOR



1ST FLOOR



Made with Mermap 12024

# Measurements

Kitchen/Breakfast Room  
6.6m x 3.6m (21'8" x 11'10")

Lounge  
5.5m x 3.5m (18'1" x 11'6")

Family Room  
3.5m x 2.9m (11'6" x 9'6")

Bedroom one  
4.1m x 3.5m (13'5" x 11'6")

Bedroom three  
2.9m x 2.4m (9'6" x 7'10")

Bedroom two  
3.8m x 2.8m (12'6" x 9'2")

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. \*Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	<b>75</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Substantial plot of approximately 5.3acres including a menage, paddocks, an orchard and the garden

Additional outbuildings include a Dutch barn and workshop/storage shed stretching through the length of the stables





**Scan to view our  
Stafford Area Guide**

Discover more in our local guide created to help you decide on your ideal place to live.

# Stafford Branch

 01785 255800

18 Salter Street, Stafford  
Staffordshire, ST16 2JU

