



£750,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Penkrige Stafford

Lyne Hill Lane Penkrige
Stafford Staffordshire



Lyne Hill is notoriously renowned for its contribution to Penkrige's famous September horse and cattle fair dating back to the 1800's. Well this outstanding rural opportunity could certainly rejuvenate that, with livestock prospects and an abundance of potential due to the extensive grounds with paddocks and an orchard, in addition to the kennels/ possible stables outbuilding.

With outstanding rural views, in particular the rear aspect, along with lane access to the gated driveway with central island and ample parking, from the very first approach you'll be jumping for joy. Spacious dormer bungalow with a generous entrance hall and porch, living room and conservatory. Breakfast kitchen and utility conservatory, Two/three optional ground floor bedrooms and a bathroom, first floor bedroom and separate W/c. There is also a walk in first floor storage room in addition to the loft space, and a triple garage.

- Superb Rural Location With Field Views
- Four Bedroom Detached Dormer
- Great Potential With Paddocks
- Outbuildings & Orchard
- Conveniently Located For Penkrige Village
- Great For Commuting Via M54 & M6

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4 Crown Bridge, Penkrige, Staffordshire, ST19 5AA

01785 715555

hellopenkrige@dourishandday.co.uk



Entrance Porchway

Accessed through a double glazed entrance door, and having a double glazed window, a useful cloaks storage cupboard, and an internal glazed door leading through into the Entrance Hallway.

Entrance Hallway

An inviting & spacious entrance hallway, having open-plan stairs off, rising to the First Floor Landing & accommodation, two radiators, and internal door(s) off, providing access to;

Living Room 18' 8" x 11' 6" (5.68m x 3.50m)

A spacious & bright dual-aspect reception room, with an open fire set into a tiled surround, and a further electric fire set within an additional tiled surround, decorative beams to ceiling, two radiators, two double glazed windows with stained glass detail to the side elevation enjoying views of the Orchard, two further windows to the rear elevation, and a double glazed door to the rear elevation.

Conservatory 17' 5" x 9' 0" (5.30m x 2.74m)

A double glazed conservatory having double glazed windows & French doors providing views and access to the garden.

Kitchen 12' 3" x 11' 6" (3.73m x 3.50m)

A dual-aspect kitchen fitted with a range of wall, base & drawer units with work surfaces over incorporating a stainless steel sink/drainer with chrome mixer tap, and having space(s) for kitchen appliance(s). There is ceramic splashback tiling to the walls, double glazed windows to both the side & rear elevations, additional space to



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accommodate a breakfast table & chairs, wood effect vinyl flooring, a radiator, door to a walk-in pantry, and a double glazed door to the rear elevation.

Utility Area 229' 8" x 3' 3" (70m x 1.m)

Having quarry tiled flooring, a double glazed window to the rear elevation, a double glazed door to the rear elevation, and housing a recently installed central heating boiler.

Dining Room 12' 3" x 11' 6" (3.74m x 3.51m)

A versatile room which could easily be utilised as an additional ground floor bedroom. The room has ceiling coving, a radiator, and a double glazed window to the front elevation.

Bedroom Two 12' 3" x 11' 6" (3.74m x 3.51m)

A ground floor double bedroom, having a radiator, and a double glazed window to the front elevation.

Bedroom Three 12' 3" x 11' 0" (3.74m x 3.36m)

A further double ground floor bedroom, having a radiator, and a double glazed window to the side elevation.

Bathroom 9' 2" x 6' 11" (2.80m x 2.11m)

Fitted with a suite comprising of a low-level WC, a vanity style wash hand basin with storage beneath, a panelled bath, and a separate screened shower cubicle. There is ceramic tiling to the walls, a radiator, and a double glazed window to the side elevation.

First Floor Landing

Having door to useful storage area, a further door to loft space, and further internal door(s) off, providing access to;

Bedroom One 15' 0" x 11' 5" (4.56m x 3.48m)

A spacious double first floor bedroom, having built-in wardrobes, a radiator, and a double glazed window to the front elevation enjoying pleasant views.

Separate WC

Having a low-level WC, a wall mounted wash hand basin with ceramic splashback tiling, and door to a useful storage cupboard.

Walk-in Loft Storage 10' 10" x 5' 10" (3.29m x 1.78m)

An ideal storage room, with further door providing additional storage.

Outside Front

The property is approached via secure gated access over a sweeping circular gravelled driveway providing ample off-road parking, and access to the front entrance & garage. There is a large lawned centre garden area, a variety of established plants & shrubs, and further lawned gardens to the surrounds.

Triple Garage 26' 4" x 16' 7" (8.03m x 5.05m)

A triple garage with a pedestrian access door & double glazed window to the rear elevation providing access to/from the rear garden, and two garage doors to the front elevation.

Outside Rear/Side

There is a timber fenced lawned paddock area, an additional garden & patio seating area which extends to an Orchard area, a further timber fenced paddock enjoying rural views to the rear, and to the side elevation is a brick constructed workshop/shed/kennel, a separate potting shed with further scope & potential.

Agents Note

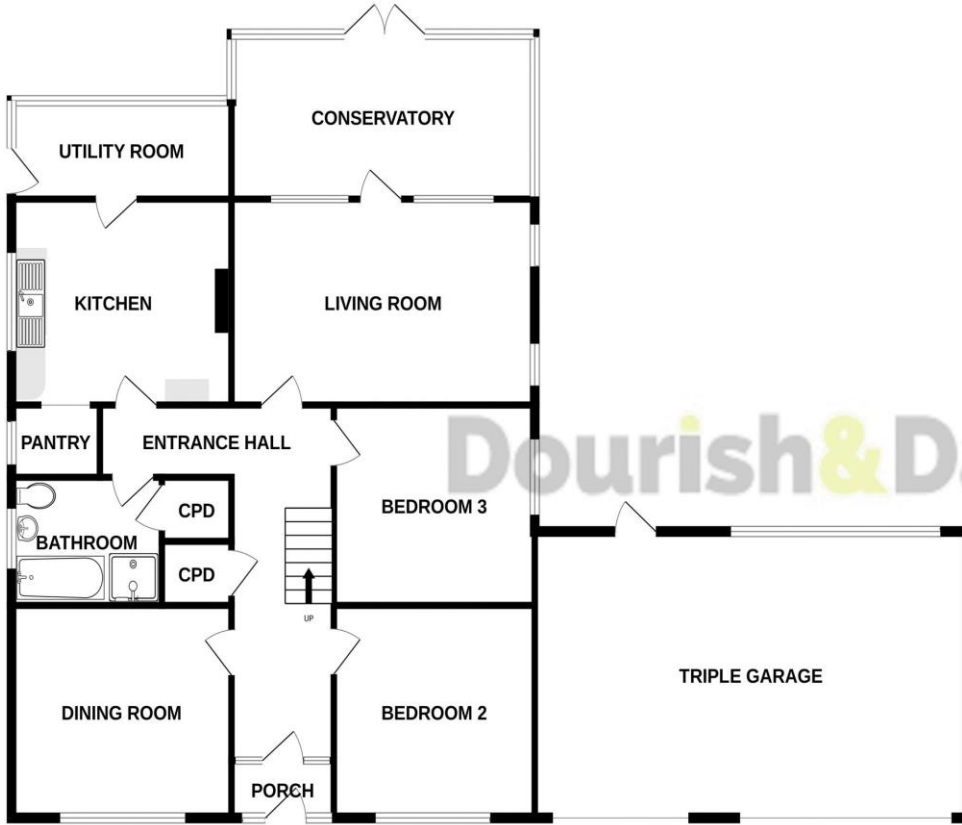
We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.

Note

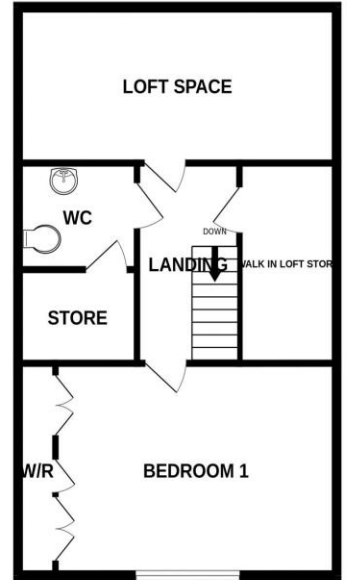
We understand that probate has been granted.



GROUND FLOOR
1742 sq.ft. (161.9 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 2352 sq.ft. (218.5 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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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---------|---------|-----------|
| Very energy efficient - lower running costs | (92+) | | 11B |
| A | (81-91) | | |
| B | (69-80) | | 85 |
| C | (55-68) | | |
| D | (39-54) | | |
| E | (29-38) | | |
| F | (15-28) | | |
| G | (1-14) | | |

EU Energy Efficient - Higher running costs
England & Wales EU Directive 2002/91/EC
www.epcrea.com



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