



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: F

🏠 COUNCIL TAX BAND: D

Derrington Stafford

Billington Lane Derrington
Stafford Staffordshire

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This is a rare opportunity to purchase a village property which is ripe for development and offering considerable potential.

Steeped in character, The Old Hall and attached Cottage could easily continue to be used by two separate families and they retain their separate driveways to each side enabling in and out entrances via the courtyard. Reportedly dating back to the 18th and 17th Century, the Grade 2 listed homes also have a range of outbuildings including coach house, double garage and workshop/stable block and a paddock to the rear which has previously had planning permission but since expired offering further potential. The accommodation is arranged over three floors, versatile to suit many needs and represents great potential. If you are looking for a unique opportunity with huge potential then this could be perfect.

- 18th Century House & 17th Century Adjoining Cottage
- Extensive Accommodation With Period Features
- Ideal For Renovation & Development
- Extensive Range Of Outbuildings & Garages
- Land With Previous But Expired Planning Permission
- Ideal For Renovation In Popular Village

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OLD HALL COTTAGE:

Entrance Porch

An enclosed featuring an oak front entrance door and having windows to the side, exposed beamed ceiling and a half glazed door leading through in to the Entrance Hallway.

Entrance Hallway

Having exposed beamed ceiling, a solid wood door off to the Sitting Room and Study.

Study 16' 2" x 11' 4" (4.92m x 3.45m) (maximum measurements)

Having a multi-glass paned window to the front elevation, an exposed brick feature floor to ceiling fireplace housing an electric fire, exposed beams to the ceiling, an electric heater and staircase off leading up to the first floor accommodation.

Sitting Room 15' 8" x 13' 11" (4.77m x 4.23m) (measured up to Inglenook)

A characterful and historical room featuring an Inglenook fireplace with open fire, exposed timber to the ceiling and walls, multi-paned windows



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to the front elevation, book shelving, an electric heater and a solid wood door opening in to the Dining Room.

Dining Room 16' 1" x 14' 5" (4.9m x 4.4m)

Again, a characterful room having exposed timbers to the ceiling and one wall, a floor to ceiling brick fireplace incorporating an electric fire and windows to each side elevation and overlooking the side garden. There is also a multi-paned window to the front elevation, a built-in cupboard and electric heater.

Breakfast Kitchen 19' 3" x 9' 5" (5.86m x 2.88m)

Featuring an extensive range of wall, base and drawer units with work surfaces over to two sides incorporating an inset Franke one and a half bowl sink with drainer and mixer tap and an integrated four ring gas hob with extractor hood above and a separate oven. There is an Aga range with water heater, exposed beamed ceiling, ceramic tiled flooring which continues through into the Utility Room and a multi-paned window to the rear elevation.

Utility Room 8' 0" x 9' 6" (2.43m x 2.9m)

Having space to accommodate a washing machine and dryer and a half glazed door having a multi-paned window and half glazed door to the rear elevation. There is a further internal door off leading in to the Shower Room.

Shower Room 3' 11" x 9' 4" (1.19m x 2.85m)

Fitted with a low-level WC, a pedestal wash hand basin and a shower enclosure. There is part ceramic tiling to the walls, ceramic tiled flooring and a window with privacy glass to the rear elevation.

Bathroom 6' 1" x 13' 5" (1.85m x 4.08m)

Located off the Sitting Room and fitted with a low-level WC, bidet, a pedestal wash hand basin, corner bath and a separate shower enclosure. There is an electric heater, ceramic tiled walls, a further heater and a window to the rear elevation.

First Floor Landing

Having a split-level landing having a window to the rear elevation, latch-lever doors to all rooms off, electric heater, airing cupboard, a further linen cupboard, and staircase off to the second floor accommodation.

Bedroom One 16' 2" x 13' 9" (4.94m x 4.18m)

A generous size double bedroom featuring fitted wardrobes to the full length of one wall and having, a window to the side elevation, and a further multi-paned window to the front elevation. The room features exposed beams to one wall and ceiling and there is also an electric heater.

Bedroom Two 14' 2" x 9' 3" (4.33m x 2.82m)

Again, a good size bedroom featuring exposed timber beams to the ceiling and to one wall. There is a multi-paned window to the front elevation, an electric heater and open-plan to a Dressing Room.





Dressing Room 11' 4" x 5' 5" (3.45m x 1.64m)

A bright room offering versatile use, currently being used as a Dressing Room, but could easily be a work from home office/study or a nursery. There are windows to three elevations.

Bedroom Three 16' 3" x 12' 0" (4.95m x 3.66m) (maximum length measurement)

A further good size bedroom again featuring exposed beams to the ceiling and walls. There is a multi-paned window to the front elevation and a radiator. There is a staircase leading to the second floor Bedroom.

Bedroom Four/Study (Second Floor) 11' 7" x 9' 3" (3.53m x 2.82m)

Having a skylight window and a further window to the side elevation.

Store Room One (Second Floor) 14' 4" x 8' 2" (4.37m x 2.5m) (restricted headroom)

Located off the main hallway with staircase leading to this room and a second store room which has a vaulted ceiling with exposed timbers and skylight window.



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Store Room Two (Second Floor) 11' 8" x 7' 4" (3.56m x 2.24m)

Again, having a vaulted ceiling with exposed beams and a skylight window.

THE COTTAGE:

Sitting Room 17' 0" x 11' 7" (5.17m x 3.52m)

Having an oak front entrance door and multi-paned window to the front elevation, floor to ceiling rustic brick open fireplace housing an electric fire, exposed beamed ceiling and a further multi-paned window to the side elevation.

Rear Entrance Hallway

Having a door to the rear and internal doors of to both the Guest WC & Sitting Room.

Guest WC

Fitted with a low-level WC and a pedestal wash hand basin. Having ceramic tiled walls, ceramic tiled flooring and a window with privacy glass.

Kitchen 10' 3" x 5' 2" (3.13m x 1.57m)

Fitted with a range of wall and base units with work surfaces over incorporating an inset stainless steel sink with drainer. There is space to accommodate a cooker and refrigerator and a multi-paned window overlooking the rear Courtyard.

Dining Room 17' 3" x 7' 4" (5.26m x 2.23m) (maximum measurements)

Having a window to the front elevation, exposed beam ceiling, electric heater and stairs leading to the first floor accommodation.

First Floor Landing

Having an airing cupboard and doors off to the Bedrooms and Bathroom.

Bedroom One 9' 11" x 11' 9" (3.02m x 3.57m)

A dual-aspect bedroom having multi-paned windows to both the front and side elevations incorporating a window seat. There is a built-in wardrobe and an electric heater.

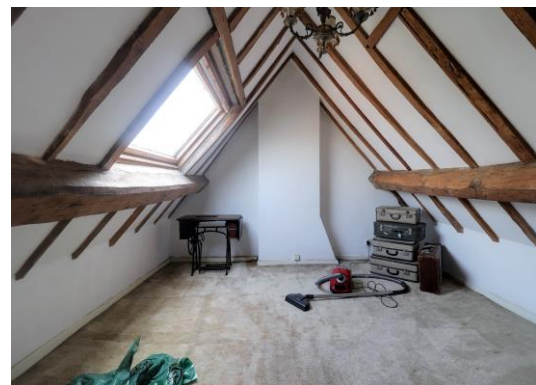
Bedroom Two 14' 2" x 7' 0" (4.32m x 2.14m) (maximum length measurement)

Having exposed wall timbers, two windows with privacy glass to the landing area and a window to the front elevation. There is a feature within the wall showing the original display set within a glass frontage.

Bathroom 8' 3" x 6' 9" (2.52m x 2.07m)

Fitted with a low-level WC, a pedestal wash hand basin and a twin-grip bath. There are ceramic tiled walls, a radiator and a multi-paned window with privacy glass.

Externally



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There are driveways to each side of the home enabling a drive-in and drive-out arrangement providing considerable off-road parking and from each direction joining the outbuildings and garages. There is a lawned front garden set behind a hedgerow frontage and incorporating a circular framed well. There is a further garden to the side which is laid mainly to lawn and well screened by mature trees. To the rear and behind the outbuildings and garage is a Paddock which has previously had planning permission approved which has now lapsed and offers potential alternative use in the future. Between the house and outbuildings is a Courtyard area and leading to a range of outbuildings off.

Stable One 12' 2" x 12' 0" (3.71m x 3.67m)

Coach House / Garage 21' 5" x 15' 3" (6.53m x 4.65m)
Having double doors and two windows.

Garden Store 21' 0" x 12' 2" (6.41m x 3.71m)
Having two windows overlooking the Courtyard.



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Stable Two 11' 9" x 9' 5" (3.58m x 2.87m)

Having stairs leading up to a first floor area.

Tack Room 12' 2" x 8' 9" (3.70m x 2.66m)

Having a window overlooking the Courtyard and an adjacent covered passage.

Adjacent Covered Passage

Linking the Tack Room to the Garage and having a door to the rear.

Agents Note

Please be advised that the property is now empty of furniture and the aerial photograph shows the grounds is a previous photograph taken a number of years previously.

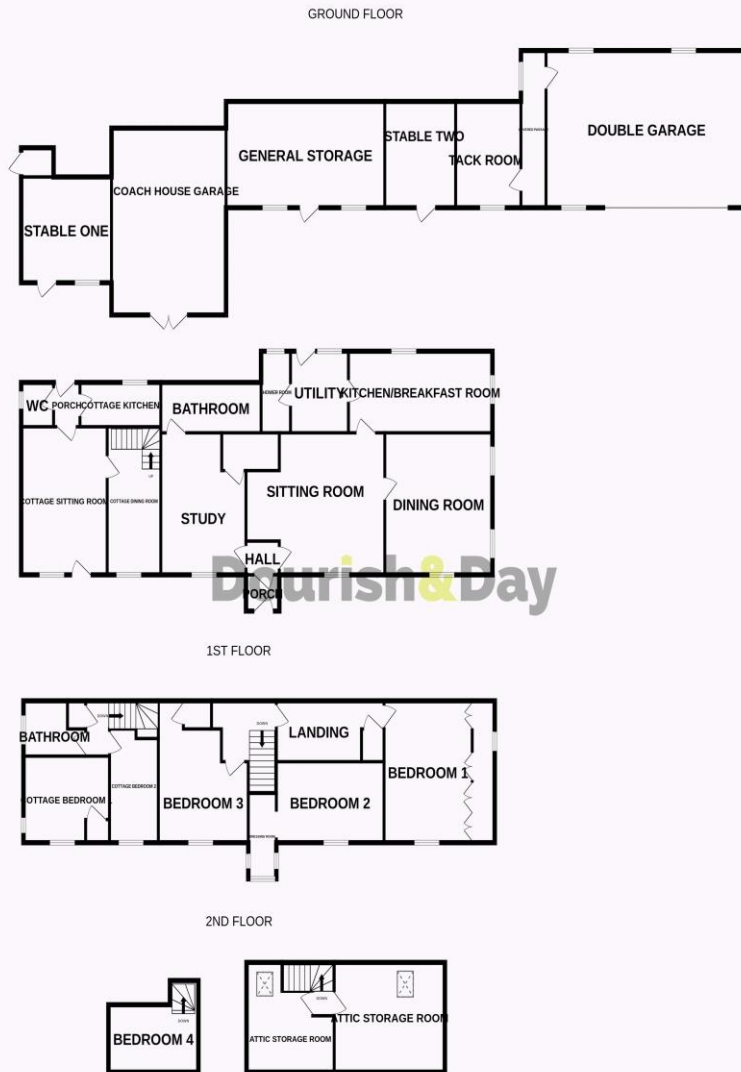


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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