



£650,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

Lawnhead Stafford

Lawnhead
Stafford Staffordshire



Are you after the Good Life? Maybe your goal is to become self-sufficient, this superb, four bedroom detached small holding could be the one for you! Situated in a desirable yet convenient rural location, set well back from the road on a substantial plot of approximately 2.85 acres, in addition to the property there are two barns and a substantial detached double garage/workshops all offering excellent potential. The house itself has undergone refurbishment yet still complimenting many original features. The internal layout consists of an entrance porch, large reception hallway, living room, sitting room, spacious kitchen/dining room with Rayburn, utility room, cloak room and guest WC all on the ground floor. Heading upstairs is where you will find the main family bathroom and the four well proportioned bedrooms. As you can see this is truly unique opportunity that will certainly require a viewing to fully appreciate everything that is on offer so if you can see yourself living here why not give us a call and reserve your viewing time!

- Four Bedroom Detached Victorian Character Cottage
- Approx 2.85 Acre Plot with Barns & Large Outbuilding
- Living Room & Sitting Room
- Bathroom & Kitchen/Dining Room
- Excellent Potential For Further Development (STPC)
- No Upward Chain, Desirable Rural Location

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Details Of Sale

Yew Tree Farm with approximately 2.85 acres is available to purchase at £650,000.

The Dutch Barn, which has planning permission for a change of use from a agricultural building to a dwelling house together with approximately 1.4 acres is available to purchase for £250,000.

Details of the planning application can be found on Stafford Borough Council website using the following planning reference: 21/35219/PAR

Entrance Porch 4' 2" x 4' 0" (1.26m x 1.22m)

Accessed via a UPVC entrance door, having a stained and lead glass window, and an internal door leading through to the Reception Hallway.

Reception Hallway 11' 0" x 11' 1" (3.35m x 3.37m)

A bright entrance hall, with stairs rising to the first floor accommodation, radiator, and double glazed window.

Lounge 18' 0" x 11' 1" (5.49m x 3.39m) (maximum measurements)

A superb spacious reception room, having an exposed brick fireplace, radiator, and two double glazed windows.

Sitting Room 19' 2" x 10' 0" (5.83m x 3.06m)

A second good sized reception room, also featuring an exposed brick fireplace, and having original exposed beams, and a double glazed window.



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Kitchen/Dining Room 18' 6" x 11' 10" (5.64m x 3.60m) (maximum measurements)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset one and a half bowl sink with drainer & mixer tap, and providing spaces for appliances. The room also features a Rayburn, tiled flooring, and two double glazed windows.

Rear Hallway 4' 2" x 4' 7" (1.26m x 1.39m)

Having a pantry cupboard, tiled flooring, and a double glazed rear door.

Utility Room 5' 4" x 7' 2" (1.62m x 2.18m)

Fitted with base units with a work surface over, and having spaces for appliances. There is also tiled flooring, radiator, and a double glazed window.

Cloakroom 5' 2" x 4' 9" (1.57m x 1.46m)

Having an internal door leading-in to the Guest WC.

Guest WC 5' 1" x 4' 9" (1.55m x 1.46m)

Fitted with a white suite comprising of a low-level WC, and a vanity style wash hand basin with mixer tap, and having a double glazed window.

First Floor Landing

Having a small loft hatch, and doors off leading to all four Bedrooms and the Family Bathroom.

Bedroom One 12' 0" x 11' 2" (3.66m x 3.41m)

A double bedroom having an original ornamental wooden fireplace with cast-iron grate & tiled surround, radiator, and two double glazed windows.

Bedroom Two 9' 3" x 10' 1" (2.82m x 3.08m)

A second double bedroom, having a radiator, and a double glazed window.

Bedroom Three 7' 10" x 11' 2" (2.40m x 3.40m)

Having a fitted bed base, radiator, and a double glazed window.

Bedroom Four 9' 6" x 6' 4" (2.89m x 1.93m)

Having a radiator, and a double glazed window.

Family Bathroom 6' 0" x 10' 1" (1.82m x 3.07m) (maximum measurements)

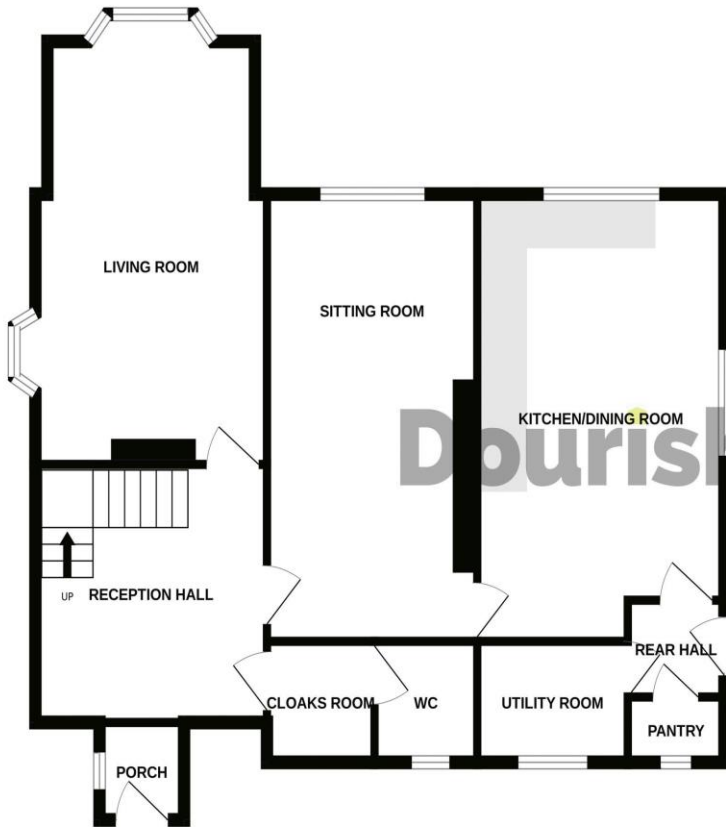
Fitted with a white suite consisting of a low-level WC, a pedestal wash hand basin with mixer tap, and a panelled bath with mixer tap & shower attachment, airing cupboard, and a double glazed window.

Externally

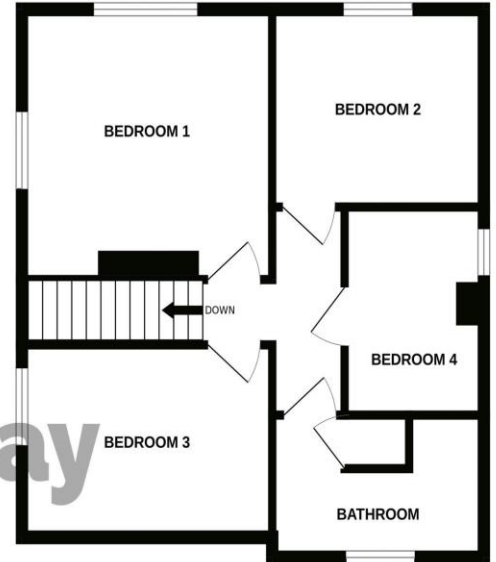
The property is approached from the main road through a five-bar wooden gate, which in turn leads up to the property where there is ample parking, as well as well established lawned gardens with a variety of mature trees & hedges. From the carpark there is access to the surrounding out-buildings, and also gives access to the large rear garden/ paddock.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating cost			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	84	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficient - Good rating cost			
England & Wales		EU Directive 2002/91/EC	
		www.epcr.co.uk	

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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