

THE GRANARY BAGOTS BROMLEY FARM  
ABBOTS BROMLEY  
WS15 3EL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Welcome to The Granary, a stunning 5-bedroom detached home located in the picturesque rural village of Abbots Bromley. Secluded and peaceful, this beautiful property offers the perfect escape from the hustle and bustle of city life, whilst still being accessible to all the amenities you need including excellent schooling for primary and secondary children.

### ACCOMMODATION

#### Ground Floor:

Entrance hallway  
Lounge  
Kitchen/family/dining room  
Utility room  
Guest cloakroom  
Games room  
Gym  
Cinema room

#### First Floor:

Landing  
Main bedroom with ensuite  
Bedroom two with ensuite  
Bedroom three  
Shared jack and jill bathroom  
Bedroom four  
Study/bedroom five  
Dressing room

#### Garden and Grounds:

Well established and generous sized rear garden  
1.9 acre paddock to the rear

Approximate Gross Internal Floor Area: 3071 sqft / 285 sqm

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

Abbots Bromley is a charming rural village located in the East corner of Staffordshire, in central England. Known for its idyllic countryside setting and rich history, it has become a popular choice for those seeking a peaceful and tranquil lifestyle.

One of the main attractions of Abbots Bromley is its stunning natural surroundings, which include rolling hills, open fields, and meandering streams. This makes it a great location for outdoor activities such as hiking, cycling, and horse riding.

The village itself boasts a range of local amenities, including several pubs, restaurants, and shops. It also has its own primary school, making it ideal for families with young children. For secondary education, there are several excellent schools in nearby towns and cities including Repton, Foremarke Hall, Abbotsholme, Denstone and Smallwood Manor.

Nearby Hoarcross Hall offers exceptional spa and leisure facilities. The nearby Blithfield reservoir offers sailing and fishing facilities.

Bagots Bromley Farm is very well placed for access to Burton-upon-Trent, Stafford and Derby and the nearby A38 provides quick access to Birmingham and the West Midlands conurbation. The A50 is about 6 miles away and is the link between Leicester/Nottingham (M1) and Stoke-on-Trent (M6). Fast train services from Lichfield Trent Valley, enable access to London in about 1½ hours.

## Description of Property

Bagots Bromley Farm is a most attractive period property retaining much of its character and charm but with the flow of a contemporary décor theme throughout. The ground floor is a light and spacious living space that offers a superb combination of comfort, style and convenience. You will find a welcoming entrance hallway that greets you and your guests with an elegant design and excellent lighting. French door lead off the rear of the hall into a courtyard, a perfect space for morning coffee as the sun rises.

The living room is a place of relaxation and entertainment, featuring large windows that let in plenty of natural light and stunning views over the garden and paddock beyond.

The modern kitchen boasts sleek, custom cabinets and top-quality stainless steel appliances. You'll appreciate the ample counter space and generous storage, as well as the elegant finishes that make cooking and dining a pleasure.

The sitting room/diner is a wonderfully versatile space that can be used for many purposes. Whether you want a formal dining area, a casual lounge, or a cosy place to read or work, you'll find it here. The beautiful French doors lead out onto a charming decked area and garden beyond where you can enjoy the fresh air and sunshine while relaxing, BBQing, or entertaining.

The utility room, which is located off the open plan living space offers a practical purpose with an inset sink and space for washing machine.

The games room, which is part of the converted garage, offers a fun and entertaining space for friends and family to gather. This room currently houses a pool table.

Off the games room, you will then find the fully functional gym, which is ideal for working out whilst in the comfort of your own home.

The conversion also incorporates a spacious cinema room, ideal for relaxing and enjoying movie nights with the family or sports with friends.

As you enter the first floor, you will immediately notice the spacious and inviting layout. This home boasts five bedrooms and a separate dressing room, which in itself could be converted into a bedroom/ nursery or office. The first floor provides ample living space for a family or for those who enjoy having guests stay over.

The master bedroom is a true oasis, featuring an en suite bathroom that is perfect for relaxing after a long day. Additionally, there is a second en suite on this floor, in the second bedroom, ensuring everyone has access to a private and comfortable space.

One of the unique features of this home is the Jack and Jill bathroom, which is shared between two of the bedrooms. This creates a convenient set up that is perfect for families with children or for hosting guests.

Overall, the first floor of this home is spacious, functional, and well-designed to meet the needs of any lifestyle. Come see for yourself and experience the comfort and luxury that this rural home has to offer!

## Garden and Grounds

The rear garden enjoys a generous sized decking area, with a sunken hot tub and a brilliant BBQ station to enjoy summer nights. The rest of the garden is took up by a private, good sized lawn space, which is set within a completely rural and tranquil setting.

Surrounded by rolling hills and pristine countryside, this property offers the open space for your equestrian pursuits.

Situated over 1.9 acres, the land to the rear is currently being used as horse paddocks, making it an ideal property for equestrian enthusiasts. The paddocks are well-maintained, with ample areas for grazing and spacious fields for running and exercise. The property is also fully fenced and gated, ensuring the safety and security of both animals and humans. The stables and paddocks come well equipped, with having both mains water supply and electric. External lighting to the paddocks and stables is controlled by a fob.

## Directions from Aston Knowles

From the agents' office at 8 High Street, head south-east on Coleshill Steet, turn right to stay on Coleshill Street, turn right at the 1st cross street onto High Street/A5127, turn right onto Tamworth Road/A453, at the roundabout take the 1st exit onto London Road/A38, at Swinfen Interchange take the 2nd exit onto London Road/A5206, turn left onto Lichfield Southern Bypass/A461, at the roundabout take the 3rd exit onto Birmingham Road/A5127, at the roundabout continue straight onto The Friary/A51, at the roundabout take the 3rd exit onto Western Bypass/A51, at the roundabout take the 1st exit onto Stafford Road/A51, at Brereton Roundabout take the 2nd exit and stay on A51, at the roundabout take the 2nd exit and stay on A51, at the roundabout take the 2nd exit and stay on A51, at the roundabout take the 3rd exit onto Colton Road/B5013, turn left to stay on B5013, slight left onto Newton Hurst Lane, turn right and the property will be on your left.



**Bagots Bromley Farm, Abbots Bromley, Rugeley**  
**Approximate Gross Internal Area**  
**Main House = 2560 Sq Ft/238 Sq M**  
**Stables = 511 Sq Ft/47 Sq M**  
**Total = 3071 Sq Ft/285 Sq M**



**Distances**

- Sutton Coldfield - 23.4 miles
- Lichfield - 14.0 miles
- Birmingham - 32.2 miles
- Birmingham International/NEC - 33.9 miles
- M6 - 25.9 miles
- M6 Toll - 28.9 miles
- M42 - 33.0 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

**Terms**

- Tenure: Freehold
- Local Authority: East Staffordshire
- Tax Band: F
- EPC rating: C
- Broadband average area speed: 67 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

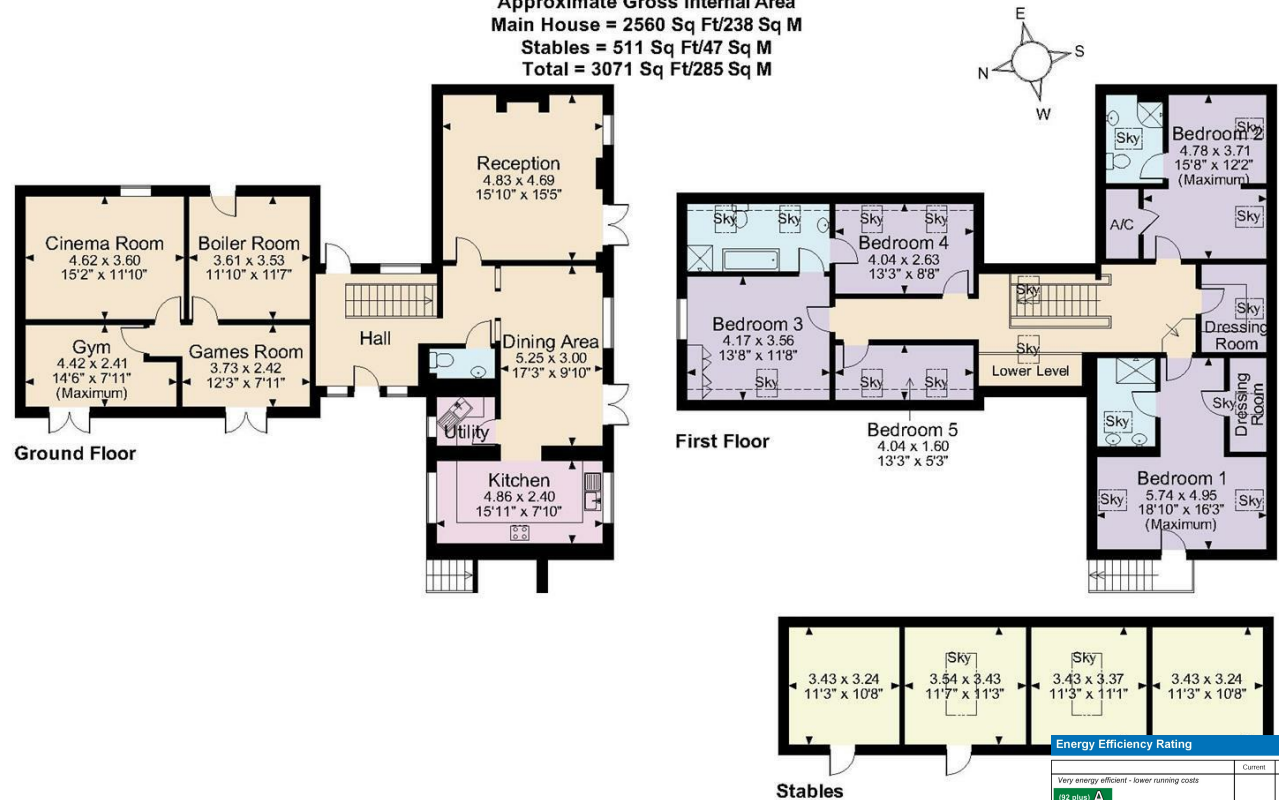
**Services**

We understand that mains water, oil and electricity are connected.

**Disclaimer**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: August 2023  
 Particulars prepared: August 2023



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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