



The Poultry Farm, Harrisons Lane

Gailey, Penkridge



The Poultry Farm
Harrisons Lane
Gailey
Penkridge
Staffordshire, ST19 5PS



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4.93 ac

A delightful three bedroom detached bungalow that has recently been renovated and modernised, with a large steel portal framed building and adjoining land extending to approximately 4.93 acres (1.998 hectares).

The property is situated nearby to the village of Gailey with excellent links to the M6 and to provide excellent commuting links around the country.

Per Calendar Month:
£2,000 PCM



Penkridge Office—01785 716600



penkridge@bagshaws.com



Ground Floor

Porch

With door and quarry tiled floor.

Kitchen

4.51m max x 4.19m (14'9" max x 13'8")

Modern wall and base units with rangemaster electric oven and hob.

Utility

1.66m x 1.28m (5'5" x 4'2")

WC

With wash basin and WC.

Dining/Sitting Room

5.12m max x 7.14m max (16'9" max x 23'5" max) L shaped

With log burning stove.

Hallway

Bedroom One

4.05m x 2.97m max (13'3" x 9'8" max)

Bedroom Two

2.7m x 3.3m (8'10" x 10'9")

Bedroom Three

4.55m x 2.69m (14'11" x 8'9")

Family Bathroom

2.7m x 2.44m max (8'10" x 8'0" max)

With bath, separate electric shower, wash basin, WC and heated towel rail.



Externally

Outside, setting the bungalow back from a private road, a gravel drive leads from the private road to the front of the property, with parking. A lawned garden surrounds the property to the south and west sides with a feature pond in a mature setting surrounded by trees.. A paved path leads from the front garden around to the rear of the property, where there is a further garden and a greenhouse.

The pasture land adjoining the property is in two paddocks that extend in total to approximately 4.93 acres (1.998 hectares). The paddocks are level grassland and enclosed by a mixture of mature hedgerows and fencing.

To the rear of the property is a 80x32ft steel portal framed building with metal sheeting over concrete panel walling, with concrete floor and cement fibre roof, with open ridge. The shed has two bays enclosed, with a personnel door and roller shutter door, and 2 bays open fronted.



General Information

Directions-

From Penkridge proceed on Wolverhampton Road/A449 south and take the 1st exit at Gailey Island onto the A5. Travel approximately 0.7 miles and take a left onto Harrisons Lane. Continue along the private road for approximately 0.1 mile and the property is situated on the right hand side.

Viewings-

Strictly by appointment through the Penkridge Office of Bagshaws as sole agents on 01785 716600 or e-mail: penkridge@bagshaws.com.

EPC- E

Utilities-

Oil fired central heating. Mains water, electricity, drainage to a private septic tank. No water connection to the land.

Deposit-

A deposit of £2,000 will be taken.

Town and Country Planning-

The dwelling is subject to an agricultural occupancy condition. This stipulates that the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture (as defined in Section 290 of the Town and Country Planning Act 1971) or in forestry, or dependant of such as person (including a widow or widower).

Application-

Applications for the tenancy of this property must be in writing to Bagshaws LLP and on the prescribed 'Application for Tenancy' form.

Guarantor-

In the event of a guarantor being required, an additional application form will be required to be completed.

Proof of ID-

In order to comply with anti-money laundering regulations, we ask that prospective tenants provide proof of identity and residence. *All applicants will need to provide a copy of their passport and non-UK passport holders will need to provide their Right to Rent share code.*

References-

References through HomeLet will be applied for by Bagshaws LLP.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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