

Beamhurst Hall Farm

Beamhurst, Uttoxeter, ST14 5EA

John
German





Beamhurst Hall Farm

Beamhurst, Uttoxeter, ST14 5EA

£665,000

Extremely handsome traditional detached former farmhouse providing spacious and versatile family sized accommodation, occupying a lovely plot extending to approx. 0.33 acre in total.

Retaining a wealth of its original character and features, internal inspection and consideration of this majestic residence is strongly recommended to appreciate its room sizes and layout, the improvements made by the current owners, the versatility of the rooms and its enclosed plot which extends to approx. 0.33 acre in total.

Situated on the semi rural outskirts of Uttoxeter and only a short drive away from its wide range of amenities, the property is also within easy reach of the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A composite entrance door opens to the welcoming central reception hall having a lovely timber staircase rising to the first floor with access to the cellarage below. Quality doors lead to the spacious and versatile ground floor accommodation.

Across the front of the home are the two equal generously sized principal reception rooms - the formal living room and dining room, both having focal living flame effect fires with feature surrounds and windows overlooking the garden.

The daily heart of this home is the separate sitting/family room which provides ample space for both dining and soft seating, having exposed beams, a focal chimney breast with a log burner set on a hearth and a side facing window. Doors lead to the enclosed rear porch which in turn opens to the courtyard, and a walk in cloakroom which has hanging space and a door to the fitted guest's WC having a modern two piece suite, also housing the freestanding oil fired central heating boiler.

Completing the ground floor accommodation is the fitted kitchen which has an extensive range of units with work surfaces and an inset sink unit set below the wide side facing window overlooking the garden, a fitted electric hob with a stainless steel extractor hood over, electric oven under plus a further fitted combination oven/microwave and coffee maker. Additionally, there is an integrated dishwasher and space for a fridge freezer. A composite door opens to the side garden and internal doors open to a walk in pantry having space for a fridge freezer, and to the fitted utility room which has range of units with work surfaces, an inset sink unit plus space for appliances.

To the first floor the landing leads to the six bedrooms, five of which can accommodate a double bed with the sixth bedroom making an ideal study if required. The two front facing large double bedrooms both benefit from superior en suite fully tiled shower rooms having white contemporary three piece suite incorporating double shower cubicles with mixer showers.

Completing the accommodation is the superior fully tiled family bathroom having a modern suite incorporating a panelled shower bath with a mixer shower over and glazed screen, built in airing cupboard and a side facing window.

The property is set back towards the rear of the enclosed plot which extends to approx. 0.33 of an acre in total having a wide lawn to the front which wraps around to both sides of the home including a feature enclosed lawn area to one side with central water feature and gravelled paths. At the rear is an enclosed 'courtyard' enjoying a good degree of privacy.

Electronically operated wrought iron gates open to the gravelled driveway providing ample off road parking for numerous vehicles, with an EV car charging point, leading to the detached double garage which has an electronically operated up and over door along with an adjoining store/workshop that opens to the rear 'courtyard'.

what3words: bulletins.shepherds.stem

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Klargesters drainage system

Heating: Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





John German









Ground Floor

Approximate total area⁽¹⁾

2466.55 ft²

229.15 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



