

Saverley Green Farm

Saverley Green, Stoke-on-Trent, ST11 9QX

John 
German





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£625,000

Attractive traditional detached double fronted farmhouse in need of cosmetic updating with a range of outbuildings, occupying a delightful plot extending to approximately 2.95 acres comprising of gardens, paddocks and copse, enjoying far reaching countryside views.

Viewing and consideration of this traditional home is strongly recommended whether looking for an equestrian property or a small holding to rear livestock. Enjoying a high degree of privacy and potential to make it your own, and the possibility to extend (subject to obtaining the necessary planning permission), benefitting from a range of outbuildings including stabling, workshop, equipment shed/garage and general storage.

Situated on the rural edge of the popular village within easy commutable distance to the surrounding villages of Tean, Blythe Bridge and Fulford, plus the towns of Cheadle, Uttoxeter, Stone and the county town of Stafford, as well as the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Stoke-on-Trent and Derby.

Accommodation - A timber and part obscured glazed entrance door leads to the living room which has a front facing double glazed window and focal open fireplace with natural stone surround plus display plinths. Doors lead to the separate dining room also having a front facing double glazed window, and the breakfast kitchen.

The hub of the house is the breakfast kitchen which has a feature oil fired Aga set in a chimney breast, a double-glazed window overlooking the garden to the side elevation, fitted base level units and further fitted larder cupboards. A doorway leads to the former pantry which is presently used as storage.

A further door leads to the hall where stairs rise to the first floor with a useful under stairs cupboard plus a double glazed window to the side elevation and door to the rear porch. Having windows to the side and rear elevations, this rear porch also has a door leading to the garden and a door to the useful washroom/utility which has a stainless steel sink unit plus plumbing for a washing machine and the free standing oil fired central heating boiler.

To the first floor the landing has a useful storage area plus doors to the four well proportioned bedrooms all of which enjoy lovely outlooks over either the gardens or the surrounding countryside. The family bath room has a four piece suite comprising low flush WC, pedestal wash hand basin and a separate shower cubicle.

Outside - An electronically operated five bar gate and further pedestrian gate opens to long concrete driveway which provides an lovely introduction leading to the farmhouse and yard. The property has a garden to the side elevation in need of some attention, plus a "wishing well" water pump and a block paved patio. There is external access to the useful store which contains the oil tank, plus the coal house and gardeners WC.

To the rear elevation is a vegetable garden with greenhouse. The gardens enjoy a high degree of privacy and delightful rural views. The concrete yard with "turning circle" provides ample parking and leads to the timber construction open garage.

The range of useful outbuildings are also positioned here comprising two brick built stables connected to the coal house, a detached brick built workshop and the steel framed equipment/livestock shed having galvanised sheet double doors. Five bar gates lead to the paddocks that are enclosed by a mixture of fencing and mature hedges, ideal for horses or young stock, enjoying views over the surrounding farmland and countryside beyond. There is also a well wooded copse. In total the approximate acreage is 2.95 acres and is approached via a private access shared with the neighbouring farm at the top of an adopted no through road.

Please Note: The property is on three Land Registry Titles.

What3words: buildings.driver.charging

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: Standard

Parking: Off road parking and open garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private

Heating: Oil

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

Broadband type: 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: Stafford Borough Council / Tax Band E

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

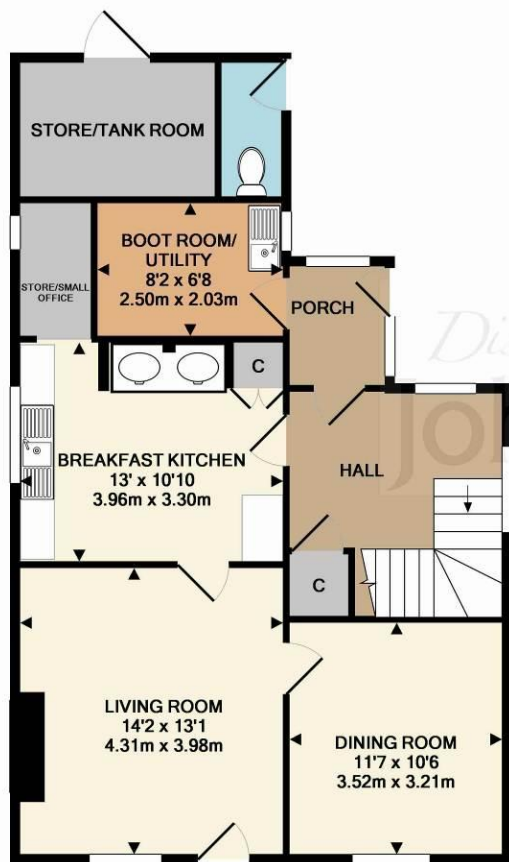
Our Ref: JGA/08072025

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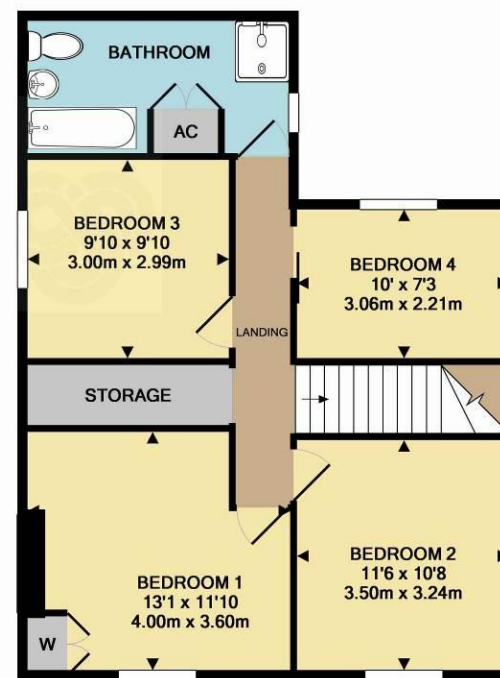
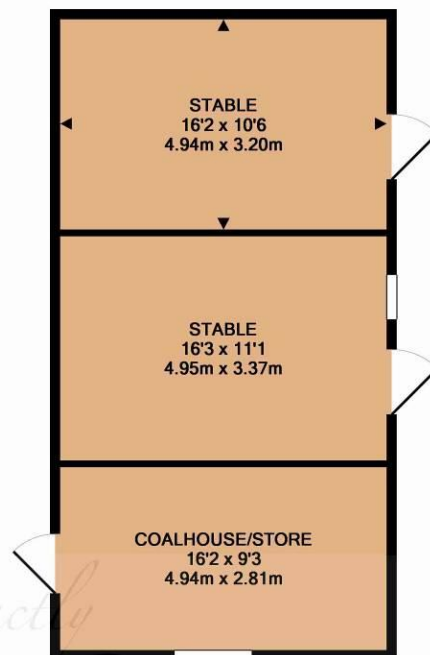
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OUTBUILDINGS



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



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