

# Green Farm

Seighford, Stafford, ST18 9PQ





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£525,000

An excellent opportunity to acquire a traditional detached farmhouse of considerable charm and character. The property is situated within the heart of the village and overlooks the village green towards the church.

Detailed accommodation comprises entrance hall having a quarry tiled floor and off which leads a spacious lounge which has a cast open fireplace with tiled hearth, walk-in understairs cupboard and front facing window with pleasant views to the village green.

The separate and particularly well-proportioned dining room has quarry tiled floor and an inglenook fireplace which houses a cast log burner. Off here is a study area which in turn has a door leading to steps down to the cellar.

The kitchen has a range of attractive cream-coloured units with granite effect work surfaces, a stainless-steel sink and drainer, integrated ceramic hob with oven beneath and an inglenook style recess which houses a cast log burner. There is a utility with space and provision for a washing machine, a WC, and a large lower-level pantry with brick settles. There is also a side entrance porch with cold water tap.

The first-floor landing has a cupboard and leads to four double bedrooms, two of which have part vaulted ceilings and original but now ornamental cast fireplaces. The bathroom comprises bath with shower and screen above, pedestal wash basin, WC and full tiling.

Outside, the property has a terrace style shallow walled garden to the front and to the side there is a shared private drive giving access to the properties own parking space, garage and workshop. There is a further terrace style garden and gate leading to a generously sized, mainly lawned rear garden.

Seighford is a delightful village having the most welcoming country dining pub in addition to a primary school and church. It is easily accessible to the town centre of Stafford where there is an intercity railway station with many services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

#### Agents notes:

- There are rights and covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.
- There is no mains gas.
- The property is situated off a shared drive.
- The garage may contain asbestos.
- Flood risk for both surface water and rivers and the sea is classified as very low.

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**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/>

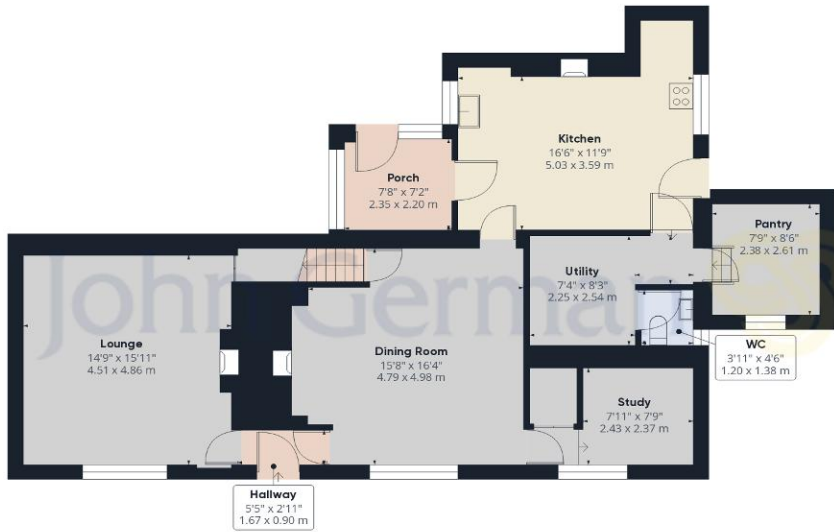
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

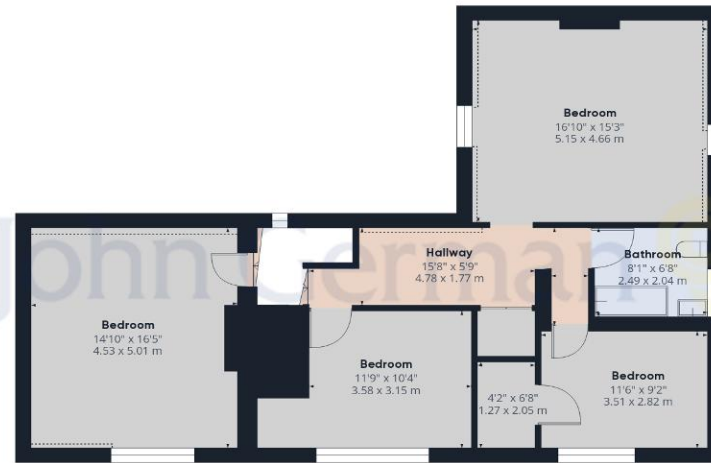
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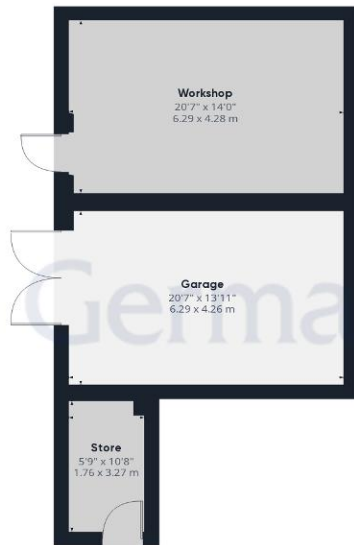




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

2618 ft<sup>2</sup>

243.22 m<sup>2</sup>

**Reduced headroom**

18.51 ft<sup>2</sup>

1.72 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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