

The Granary, Church Farm

Coppenhall, Stafford, ST18 9BW

John
German





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£1,200,000

A truly outstanding and highly individual home having stylish accommodation combined with superb spacious terraces featuring a pond, providing wonderful indoor-outdoor living space. There is also a simply magnificent first floor balcony which enjoys the most splendid views.

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Ground floor:

The impressive dining hall provides a most welcome introduction to this stunning property, having an oak stripped floor, stairs rising to the first floor main landing area and a guest cloakroom with WC and wash basin.

There is an elegant formal lounge with striking vaulted ceiling and spiral staircase rising to a delightful mezzanine study area, a brick fireplace housing a cast log burner and French style doors opening onto the terrace.

The excellent dining kitchen has an exquisite range of bespoke units incorporating granite work surfaces and drainer with traditional Belfast style sinks, a large island with breakfast dining bar and contrasting base cupboards, range master cooker, integrated microwave oven and two wine coolers together with a tiled floor. Please note, the American style fridge freezer is not included within the sale.

The separate utility room has a further range of units with granite work surfaces, ceramic twin bowl sink, and space and provision for domestic appliances.

There is a delightful and exceptionally spacious family room which features a brick fireplace housing a cast burner, three pairs of French style doors opening to the sun terrace, and a feature stair case rising to the first floor sitting room above.

First floor:

The main landing has a useful built in cupboard and gives access to the mezzanine area above the lounge.

There are four charming bedrooms, the principal bedroom has a vaulted ceiling and a luxurious en suite comprising spacious shower with both conventional waterfall heads, wash basin with integrated cupboard beneath, WC, towel radiator and splendid contrasting wall and floor tiling.

The second bedroom also has a vaulted ceiling and similarly luxuriously appointed en suite and the benefit of a walk-in wardrobe. There are two further attractive bedrooms, one having steps up to a rather fun roof space.

The family bathroom has a free-standing bath with traditional chrome mixer tap and shower, wash basin with integrated cupboard, WC, a separate shower with both conventional waterfall heads, built-in TV, feature exposed brickwork and exquisite contrasting wall and floor tiling.

Also on the first floor, there is a beautiful family living room with a striking vaulted ceiling and exposed trusses, a substantial brick fireplace which houses a gas burner, and there are double French style doors opening to the spacious balcony which enjoys some truly amazing and far reaching rural views.

Outside, the property is approached via a shared private drive giving access to the remote-control gates which lead to The Granary. There is a spacious parking area giving direct access to the double garage which also has a loft room above.

Direct from the house there is a very spacious terrace area which is abundantly stocked, beautifully presented having various water features including a fishpond. There is also decked area and beyond which lies mainly lawns in addition to a chicken house, a spacious productive vegetable garden and small paddock with two stables. There is also a further wooded area to the side.

The property has the benefit of a separate field which is further down Church Lane on the opposite side, and this also extends to approximately 1.1 acres.

The property enjoys a truly stunning location, being on the edge of this sought after village of Coppenhall, enjoying some of the most beautiful views of Staffordshire. The village is very convenient for commuters with junction 13 of the M6 providing direct access into the national motorway network and M6 toll. Stafford has an excellent intercity railway station which has regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes:

-We understand there are various tree preservation orders on the property.

-The initial part of the drive is a shared private drive.

-The property is featured on two different Titles – the main property is on SF472065 and refers to right, covenants and charges. The additional field is on Land Registry SF617131, this also refers to rights and covenants. A copy of both documents are available upon request. We further understand that the land is subject to a development uplift clause which is in the favour of a previous owner.

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: Driveway & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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: South Staffordshire Council / Tax Band G

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

Our Ref: JGA/22042025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Ground Floor

Approximate total area⁽¹⁾

3085.91 ft²

286.69 m²

Balconies and terraces

286 ft²

26.57 m²

Reduced headroom

97.42 ft²

9.06 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

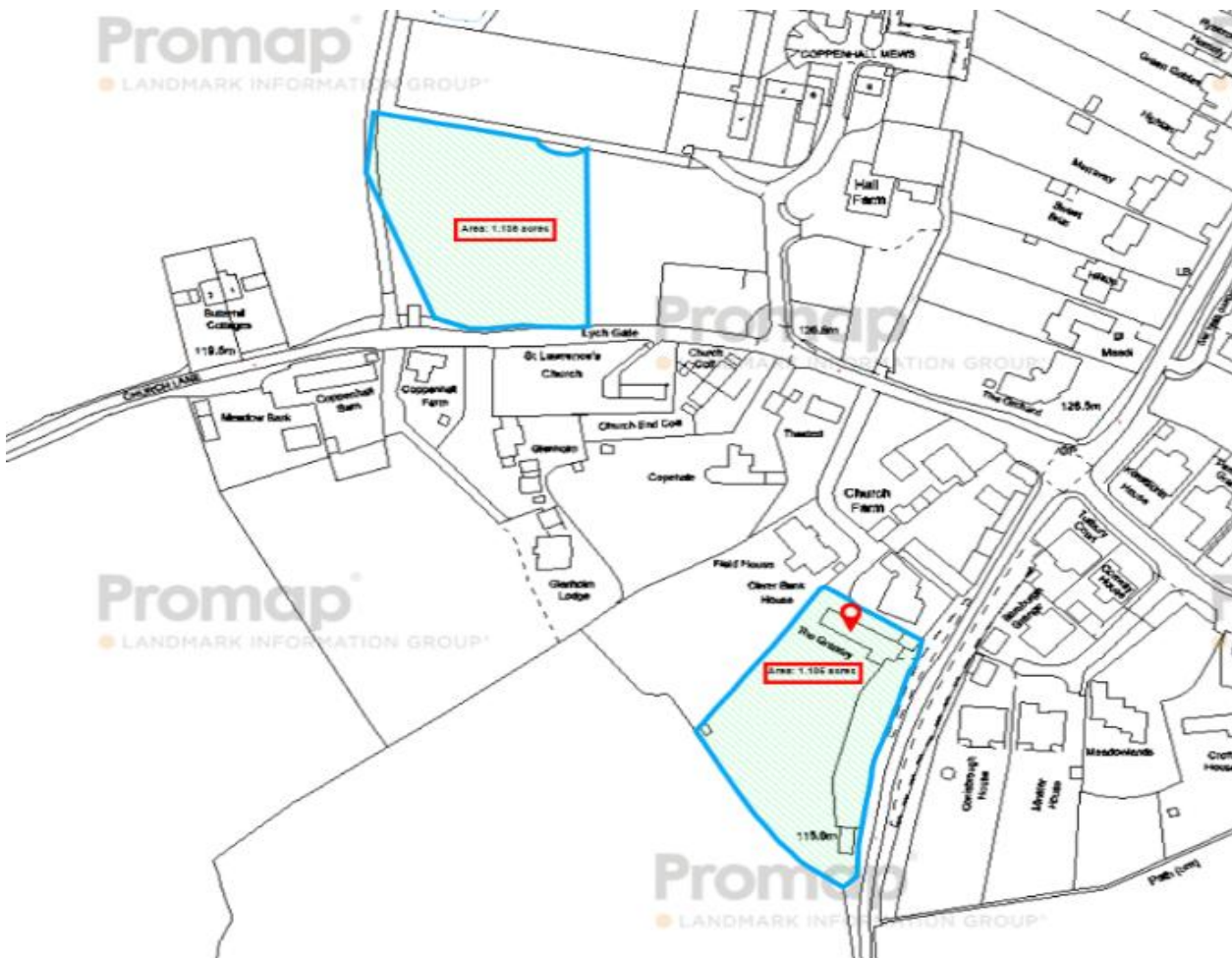
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



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		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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