

Home Farm Court

Ingestre, Stafford, ST18 0PZ

John
German



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£450,000

NO UPWARD CHAIN

An impeccably presented mews barn conversion that is situated in an exclusive development within the highly sought after village of Ingestre, benefitting from parking for two cars and a separate garage having a further parking space.



Step inside the spacious reception hall with a tiled floor and stairs rising to the first floor landing. The charming lounge is dual aspect including French style double doors opening to the delightful sun terrace and garden, a built in storage cupboard and a brick fireplace housing a cast log burner. A guests cloakroom has a WC, pedestal wash basin and attractive tiling. The separate formal dining room has a tiled floor and French style double doors with side windows. Completing the ground floor is the superbly appointed kitchen having a splendid range of contemporary style contrasting units and Corian worksurfaces which extend to a drainer adjacent to the recessed sink. There is an integrated hob with extractor canopy above, oven, oven/microwave, fridge freezer, washing machine and dishwasher. In addition there is a modern vertical radiator, downlighting and tiled floor.

The first floor landing has a built in cupboard and off which leads three bedrooms, the first bedroom overlooks the delightful garden, has a velux roof light and doors to useful eaves storage space. It also has its own beautifully appointed en suite that has tasteful tiling to the floor and half height to the walls plus a pedestal wash basin, WC, shower with both conventional and waterfall heads, and a towel radiator. Bedrooms two and three both have vaulted ceilings with exposes trusses and share the family shower room having a shower with both conventional and waterfall heads, pedestal wash basin, bidet, WC, contrasting tiling and a velux roof light.

Outside - An excellent Indian stone sun terrace has matching steps and a rustic brick retaining wall leading to a further, spacious and shaped Indian stone sun terrace adjacent to a lawned garden which has attractive beds. A fence with gate leads to the two parking spaces. A garage is situated in a nearby block that also has a parking space in front of. The garage also has its own metered electrical supply and an upper floor, ideal for storage.

Ingestre is one of the most sought after villages in this area of Staffordshire, surrounded by beautiful countryside and extremely convenient for modern day living. The larger villages of Little Haywood and Great Haywood are nearby, the latter having an excellent farm shop. The county town of Stafford has a wider range of amenities including a mainline intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. The Cathedral city of Lichfield lies to the south.

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

Please note: The house, garden and drive are on a separate Title to the garage. (Main house SF503621, garage SF538911), both of which are subject to covenants, right and easements, a copy of both are available upon request.

Home Farm Court is situated in a conservation area. The western drive is accessed down a lane owned by Sandwell Council, the property has rights of access. The other access to the property and garage is via the shared private drive of Home Farm Court.

Our clients have notified us that some 27 years ago, Staffordshire County Council received an application to reinstate an alleged bridle way. Should the application be successful some time in the future, it could affect part of the drive towards the edge of the property.

There is a residents management development charge, currently £1040 per annum.

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

Property construction: Traditional

Parking: 3 parking spaces & garage

Electricity supply: Mains

Water supply: Mains

Heating: LPG

Sewerage: Shared private treatment plant situated in the mews common parts.

(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/>

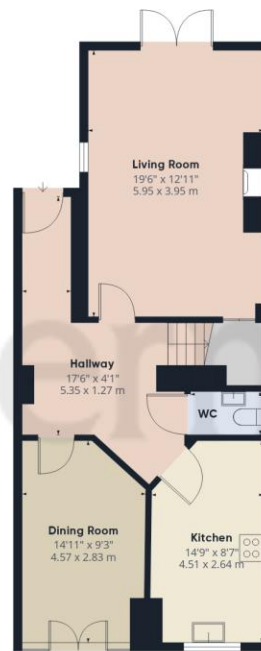
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

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

Our Ref: JGA/01052025







Ground Floor

Approximate total area⁽¹⁾

1281 ft²

119.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Agents' Notes

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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		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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