

# Yew Tree Grange

Fradswell, Stafford, ST18 0GX

John German



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£695,000

NO CHAIN

Truly outstanding character barn conversion with two acres including paddocks, stable block and large garage/workshop, enjoying a fabulous rural location not far from Stafford, with far reaching countryside views.



Rustic oak porch to the side having half glazed door opening into the hallway, this has lovely oak flooring which continues through several rooms, together with beautiful oak doorways, architraves, stairs and details. Cast central heating radiator, oak stairway off and two high level Velux windows.

Off the hallway is an attractive shower room which has a double sized walk-in tiled shower with glazed screen and thermostatic shower, period style basin on chrome stand with high level WC and chrome fittings, cast central heating radiator with towel warmer and tiled floor with underfloor heating.

The comfortable sitting room has a brick fireplace and chimney breast with wood burner inset on raised stone hearth, together with exposed roof truss and purlins, dual aspect windows over the garden and grounds having views of the fields beyond.

From the hallway a timber open tread staircase leads to an attractive mezzanine bedroom which could serve as a study or children's room.

The master bedroom is on the ground floor, and this has lovely oak flooring together with built-in oak wardrobes and cupboards, exposed beam and purlins, cast central heating radiators and plantation blinds to the windows. There is an ensuite cloakroom with a stylish suite by Bayswater, comprising low level WC, wash hand basin on chrome stand, tiled surrounds and flooring.

The centre of the home is the open plan character kitchen/dining/living room which has a fabulous, exposed roof truss, part stone tiled flooring which benefits from underfloor heating, cast central heating radiator and two Velux roof lights. French doors open out to the side patio which enjoy views of the gardens and paddocks. The kitchen area is equipped with a bespoke painted range of base and wall units, having a large central island and breakfast bar, all surmounted by granite worktops with twin inset Belfast sink and mixer tap, granite upstands and a brick recess housing the oil fired Esse range cooker with extractor hood and beam over. There is a built-in laundry/pantry cupboard with plumbing for washing machine plus a deep utility cupboard and a dresser unit with concealed microwave and integrated coffee machine, together with a further integrated fridge and freezer.

The property is tucked away off Lymers Lane, approached via a gated driveway providing ample parking. There is a large garage/workshop which has electric roller doors, power and light. There is a range of stables including two open implement store/garage and a hay store, two large and one single stable. The property is surrounded by its own ornamental gardens to the front, side and rear comprising lovely patio areas, extensive lawns, planted trees and borders. There is a small orchard at the front and a productive kitchen garden to the rear. Fenced paddocks are accessed via a field gate adjacent, and in all the property sits in approximately two acres.

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared septic tank for which there is a service charge.

**Heating:** Oil fired central heating

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

**Broadband type:** TBC

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 D

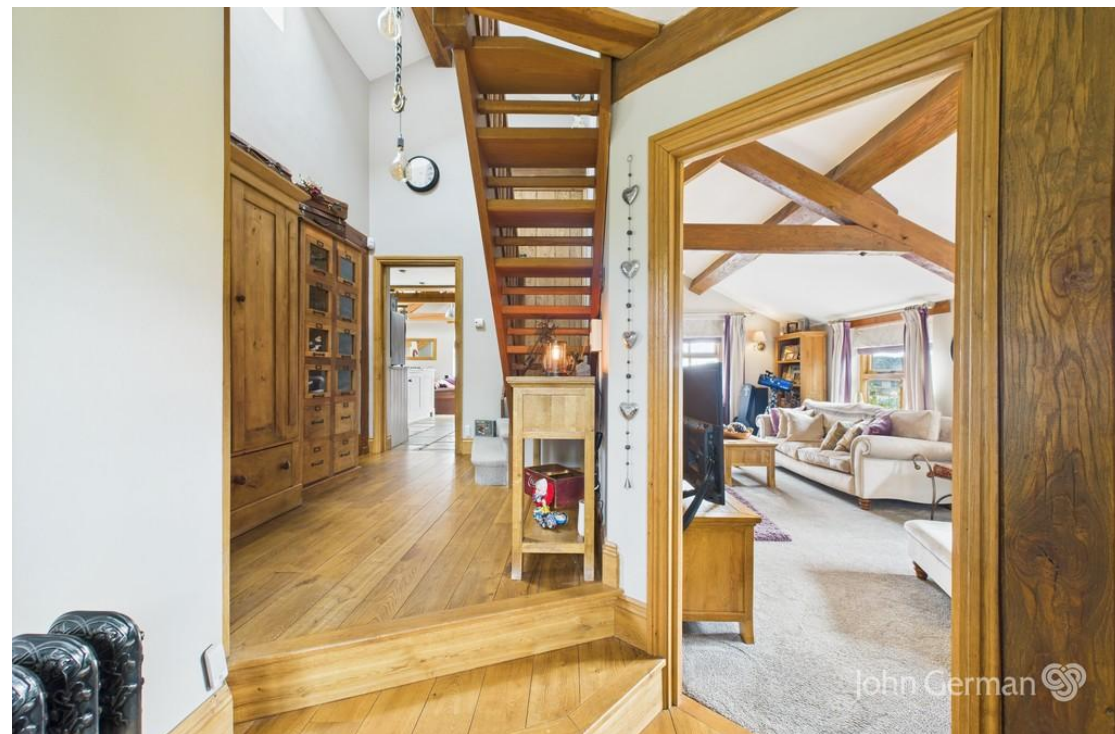
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA19082025

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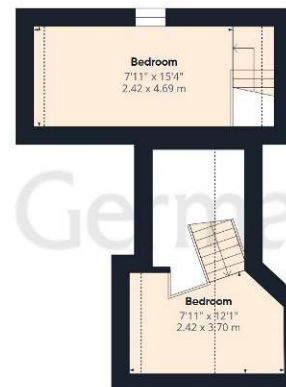








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1607 ft<sup>2</sup>  
149.3 m<sup>2</sup>

**Reduced headroom**

56 ft<sup>2</sup>  
5.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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