



Grudlann House, Bramshall



**Grudlann House
Stone Road
Bramshall
Uttoxeter ST14 8SH**



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3



2



This delightful detached family home with huge potential is set in rolling countryside with stunning views in all directions .

Further land available by separate negotiation.

Guide Price: £750,000



Uttoxeter Office - 01889 562811



uttoxeter@bagshaws.com



Description

The property has a large garden and includes a substantial barn together with another building, both of which have potential for conversion subject to any further consents that are required. Grudlann House is conveniently located just outside Uttoxeter and the property provides a lovely home with a great deal of potential.

Ground Floor

The front door opens in to large Reception Hall with doors off to the Kitchen, Cloak-room, Dining Room and Lounge.

The expansive Kitchen/Dining Room provides opportunity for a modern living kitchen with views over the garden and access to rear Porch/Boot Room.

From the Dining Room there is a door through to the Sitting Room at front of the house and Inner Hallway with original front door.

The Lounge again provides for a large and bright reception room with a wood burner and feature fireplace





First Floor

Stairs lead to the first floor which provides for a spacious Master Bedroom with En Suite, Shower Room and Hallway leading to 3 further bedrooms and main Family Bathroom.

All the rooms are well proportioned and have lovely views over the garden and surrounding countryside



Externally

The property is accessed directly from the Stone road and to the front and side of the house is a large area of circular driveway with plenty of parking. The gardens surround the house and buildings and are mainly laid to lawn. The property lies in an elevated position with views in all directions.

There are two substantial detached buildings within the property, the first being a range of farm buildings which are described as a barn in the particulars and would seemingly make for further conversion for residential use. We understand that some of this work has already been undertaken, particularly the laying of new concrete floors. Planning permission has been granted for residential conversion.

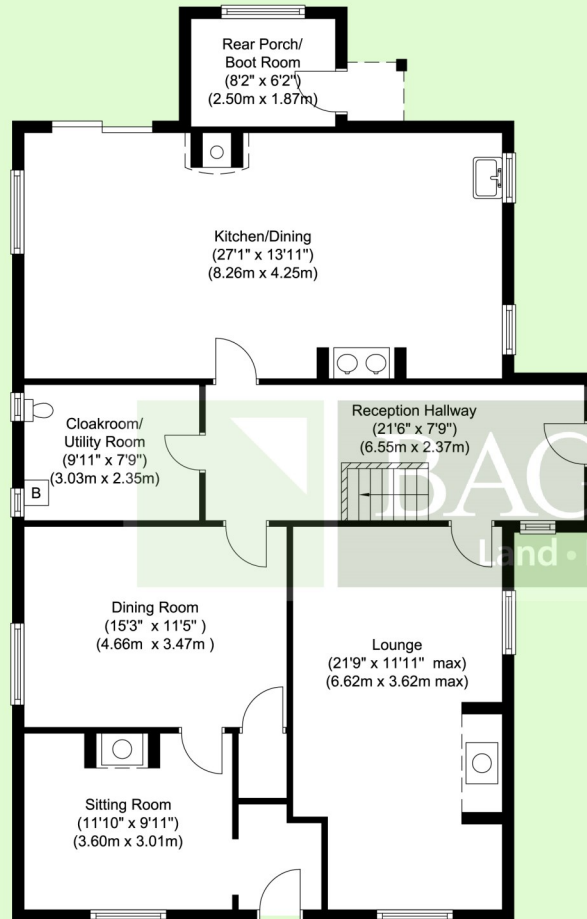


The second building which is described as a garage/annexe also lends itself to further residential accommodation and again work has commenced in that stairs and the first floor have been completed together with the installation of a shower room.

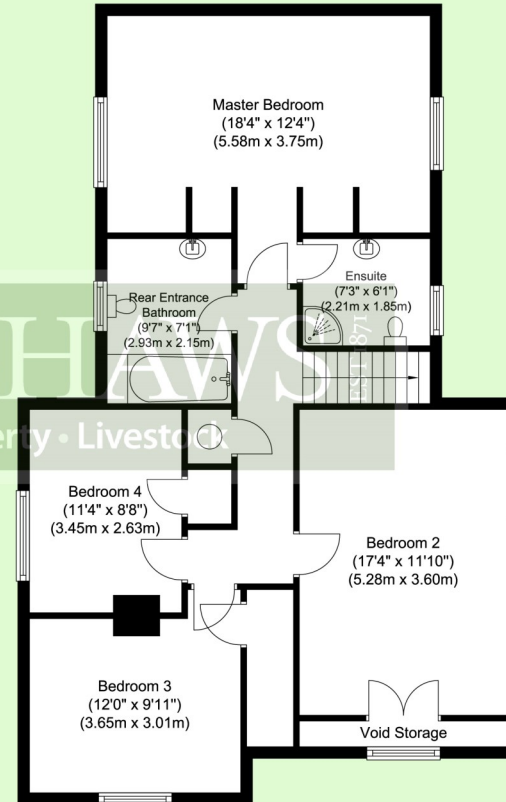
In summary all three buildings including the house offer tremendous potential for maximising the value and attractiveness of this interesting property.

There is further land available by separate negotiation.

Ground Floor



First Floor

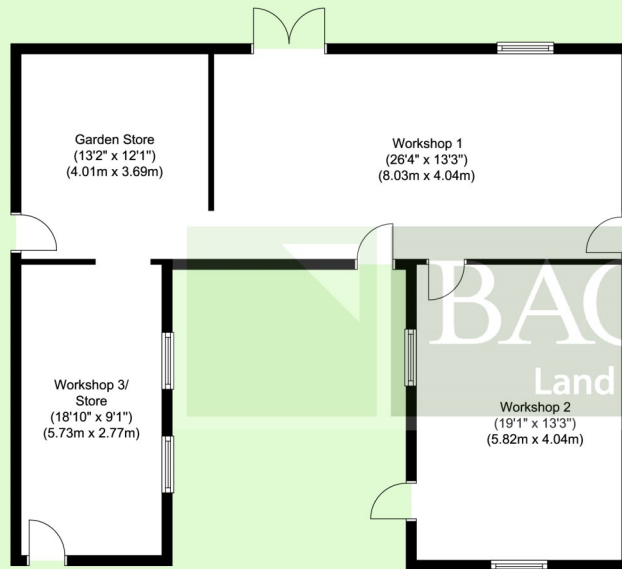


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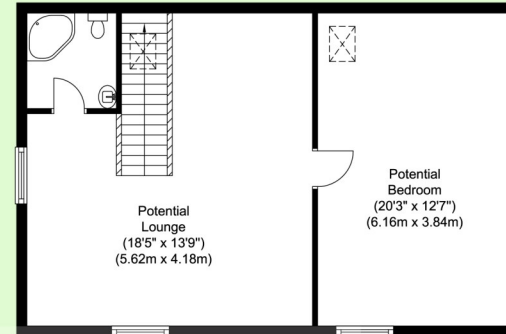
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Assessments First

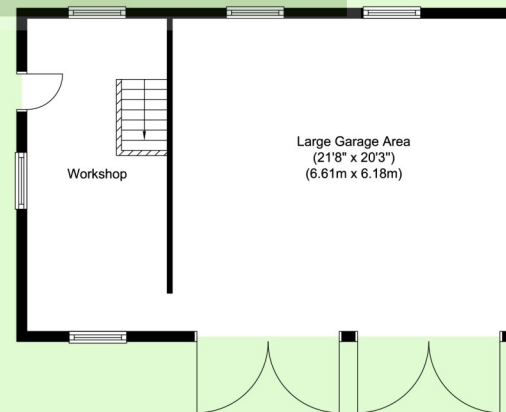
Barn



Garage/Annexe First Floor



BAGSHAW'S EST 1871
Land Property • Livestock **Garage/Annexe**



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Assessments First

General Information

Services:

Main electricity, water are connected. Septic tank drainage. The septic tank has been designed to accommodate three dwellings. Oil fired central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Planning Authority

East Staffordshire District Council

Council Tax Band – E

Solicitors

Bowcock Pursaill, 9-11 Carter Street, Uttoxeter, Staffordshire, ST14 8HB

T; 01889 598888

EPC – E

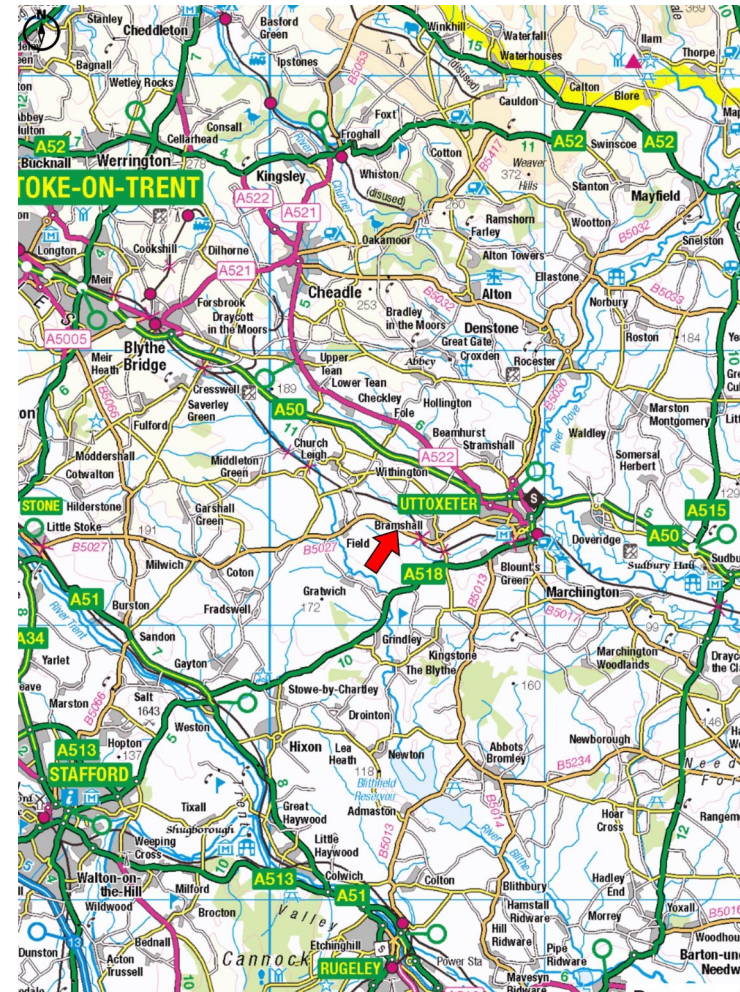
Directions:

From Uttoxeter

Take the B5027 Stone road towards Stone and after approximately 3 miles you will cross the railway crossing and the house will be found approximately 250 yard on your right hand side clearly identified by the Bagshaws For Sale Board

Viewings:

Strictly by appointment through the Uttoxeter Office of Bagshaw's as sole agents on 01889 562811 or e-mail: uttoxeter@bagshaws.com



Money Laundering Regulations 2017:

All bidders must provide relevant documentation in order to provide proof of their identity and place of residence before bidding. The documentation collected is for this purpose only and will not be disclosed to any other party. All bidders must register with the auctioneers prior to the auction.

Area

All areas are based upon computer pro map plans.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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