



Brick Kiln Farm

Armitage



Brick Kiln Farm

Hood Lane
Armitage
Rugeley
WS15 4AG



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6 ac

An exciting opportunity to purchase a detached farmhouse and extensive range of farm buildings including an excellent purpose built stable block with 12 looseboxes, further hardstanding and large agricultural shed utilised for leased caravan storage space.

The accommodation has been designed to accommodate multigenerational living on alternate sides of the property and therefore offers much versatility.

The grounds extend to 6 acres in total, including the private access drive, yard and three paddocks, perhaps offering potential for long term development subject to necessary planning consent.

Viewing essential to appreciate the extent and scope of the house and buildings on offer .

Asking Price:

£995,000



Ashbourne Office - 01335 342201



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West Wing

The accommodation is of unique design to accommodate multi generational living and has two separate wings, both two storey with interconnecting door as a link between.

The main access is through the front **Porch** with access to **Cloakroom/WC** and further door leads to the **Reception Hall**, with interconnecting door to the East Wing, internal door to spacious Lounge and open arch with step up to the **Kitchenette** with wall and base units, appliance space, plumbing for washing machine, sink and drainer and wall mounted central heating boiler. Internal access door through to **Ground floor Bathroom** with three piece bathroom suite including corner bath with shower screen and shower over, low flush WC and pedestal wash hand basin.

The **Spacious Lounge** providing a wonderful reception room which is flooded with light with windows to two aspects, there is an open fire with brick surround and exposed beams to ceiling. Internal doors lead off to the Ground floor Bedroom and Study with a further door enclosing the staircase which leads to the first floor. The **Ground Floor Bedroom** is a double bedroom overlooking the rear with understairs storage cupboard. The **Study** provides an excellent home office space but is versatile to be utilised as a further bedroom or reception room given the position off the Lounge.

The first floor landing is accessed from the staircase leading from the Lounge and provided access to both double bedroom of the West wing first floor.

Bedroom Two overlooks the side garden and has a built-in wardrobe while **Bedroom One** is the principle bedroom with access through to the **Dressing Room** having built-in wardrobes and interconnecting door to East wing Bedroom 3 and a further internal door to the **Ensuite Shower Room** having three piece shower suite comprising double shower cubicle, low flush WC and vanity wash hand basin, worktop with cabinet storage beneath.





East Wing

The main access to the East Wing is via the side door which leads into the **Breakfast Kitchen** having a range of wall and base units with work surface over, tiled floor, plumbing for washing machine and dishwasher, sink and drainer, **Utility Cupboard** with shelf storage and appliance space. Internal door access to **Ground Floor Shower Room** having double shower cubicle, low flush WC and pedestal wash hand basin.

The **Dining Room** is utilised as a second Lounge for the East Wing with steps up to a Passage way which has stairs leading to the first floor and internal access to a the **Family Room** currently used as an additional double bedroom with interconnecting door through to the Reception Hallway in the West Wing.

The First floor landing provides access to the two first floor bedroom on the East Wing, both double bedrooms with **Bedroom Three** overlooking the front and **Bedroom Four** having been redecorated overlooking the rear garden.



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

Externally - access and gardens

The property is accessed from Hood Lane along a gated private drive which leads to vast amounts of hardstanding to the front of the property with a track continuing to the stable block or around the side of the workshops to further yard to the south of the buildings providing further hardstanding space and access to the large agricultural shed which is utilised for Caravan storage. The Gardens to the property are predominantly lawn with patio seating areas to the front and side to enjoy this lovely peaceful setting. There is a chicken enclosure to the rear of the garden for those looking to keep poultry.



Outbuildings and Stables

A particular feature of the site is the extensive range and size of the outbuildings. They are conveniently situated next to the property and comprise;

Purpose Built Stable Block - having 9 full sized Loose boxes and 2 pony boxes along with a tack room. Arranged in a horse show arrangement with concrete yard and outside light and water supply.

Double Garage - with double doors, inspection pit, power and lighting. Attached workshop. Pedestrian access door to Workshop 1.

Workshop 1 - accessed from the workshop with windows to front and power supply with steps down to a lower level storage area

Traditional Stable Block - opposite to the main access of West Wing is this 4 traditional stables with individual access doors now used for storage with one of the stables having a useful hayloft above.

Lean To former parlour building - providing further storage with electric supply

Workshop 2 and Store - with independent access situated on the edge of the block

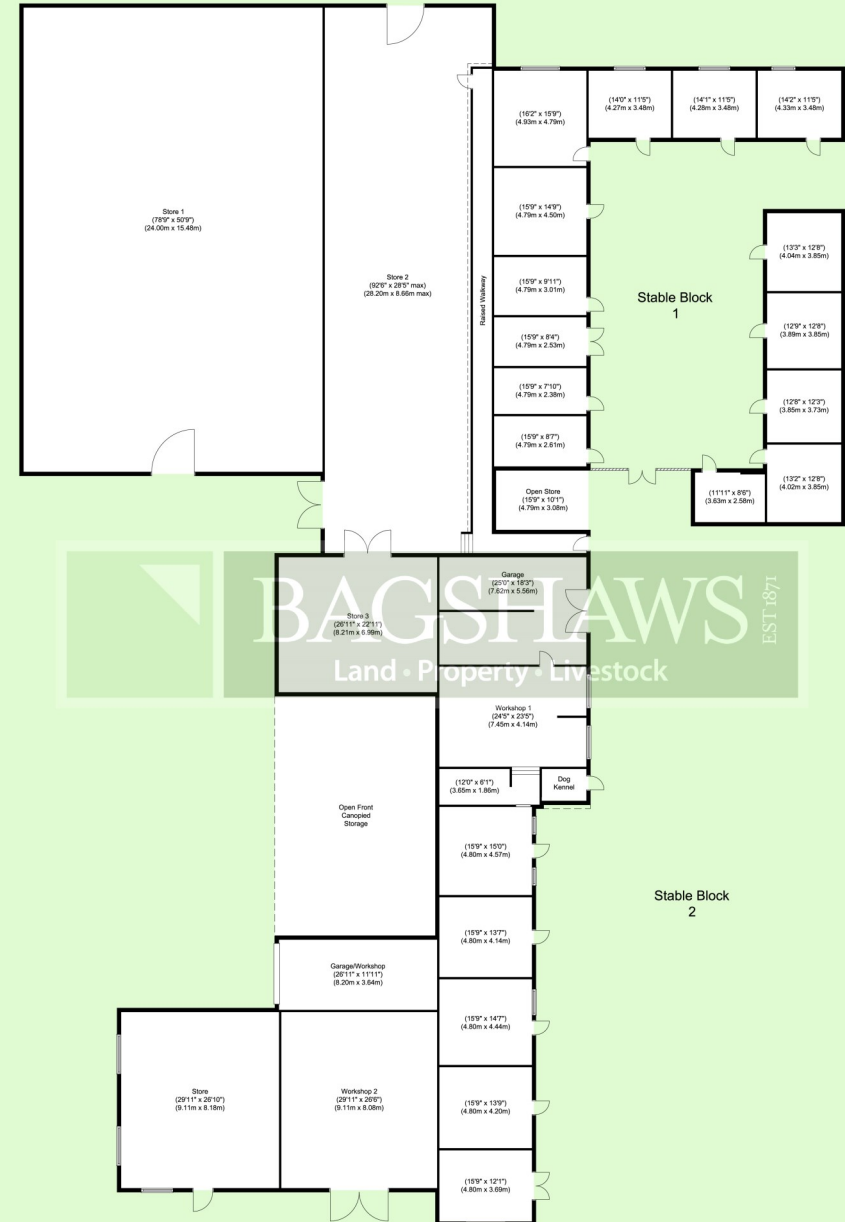
Garage Workshop - with double vehicular doors

Open Fronted Pole Barn - providing useful covered vehicle space.

Large Pole Barn (Store 2 on plan) - providing livestock shelter and hay store with access to the field and from the yard with gated access to ;

Pig Barn (store 3 on the plan) - providing further livestock shelter separate from the main pole barn.

Large Agricultural building having been previously used as an equestrian indoor arena but now utilised for letting out for covered caravan storage with large agricultural access door, power and lighting.



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Assessments First



Land

The land is predominantly pasture and are situated to the south and west of the property. The southern paddocks of which there are two gently slope and each has a separate gated access. The western paddock conveniently located next to the stables is enclosed by fence and hedging. It is access from the yard but we understand there is also an additional gated access to get to this field independently from the roadside if required. The site in all extends to 6 acres.





General Information

Services:

Mains Water and electric. Private drainage. LPG central heating.

Tenure and Possession:

The property will be sold freehold with vacant possession upon completion.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars. We understand there is a right of way for the neighbouring land owner along the drive.

Telecommunications Mast:

There is a Vodafone mast located on the South West corner of the land with gated access. Further details regarding the lease agreement are available from the agent on request.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Overage:

There will be an overage on the land of 25% over a 25 year period which would be triggered if residential or commercial development was granted planning consent on the land or the buildings converted. Ancillary or holiday accommodation would be excluded from the overage.

Local Authority

Lichfield Borough Council

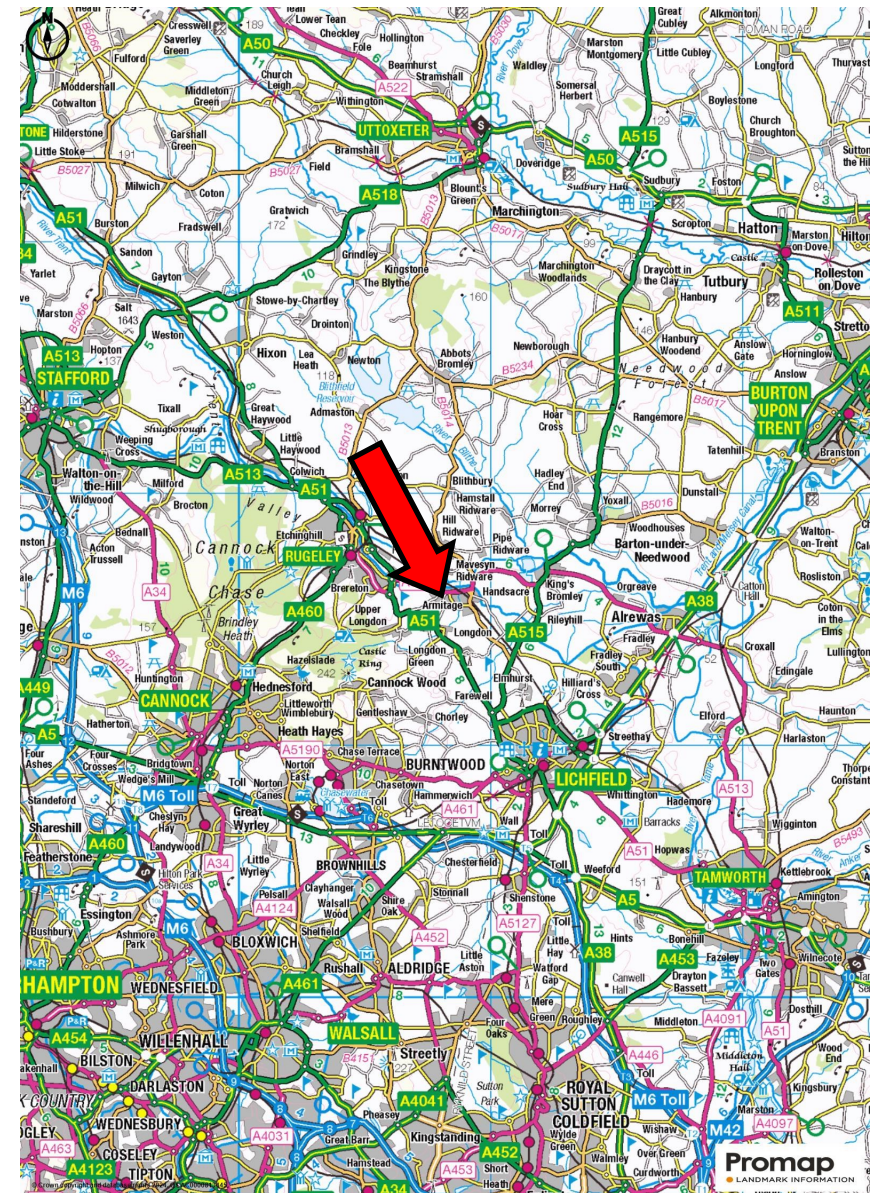
Council Tax Band – F

Directions:

What3words; ///pitching.dumplings.windy

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Ashbourne Office on 01335 342201 or by email at ashbourne@bagshaws.com.



Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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