



Sunnyside Farm

Whitgreave Lane, Stafford, ST18 9SP



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4



4



3



TBC



1.52 ac

A wonderful and rare opportunity to purchase an exceptionally well presented smallholding, in a private position on the outskirts of the village of Whitgreave, near Stafford.

Sunnyside Farm is ideal for smallholders, those with equestrian interests or anyone looking for a private property surrounded by open countryside. Viewing is highly recommended.

Guide Price: £750,000



Ashbourne Office - 01335 342201



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The Farmhouse

This characterful farmhouse provides generous family living spaces with a thoughtfully arranged layout ideal for rural living.

On the ground floor, a rear porch opens into a bright and welcoming hallway, with a separate boot room, utility room, and large back kitchen offering excellent practical spaces for country life. A downstairs shower room is also conveniently located off the hallway.

A charming kitchen breakfast room, leads into a generous conservatory that wraps around the eastern elevation — a perfect spot to enjoy views across the lawned gardens.

The ground floor further benefits from a formal dining room, a spacious sitting room with a log burner, and a separate snug/playroom, offering flexibility for family life, entertaining, or relaxation.

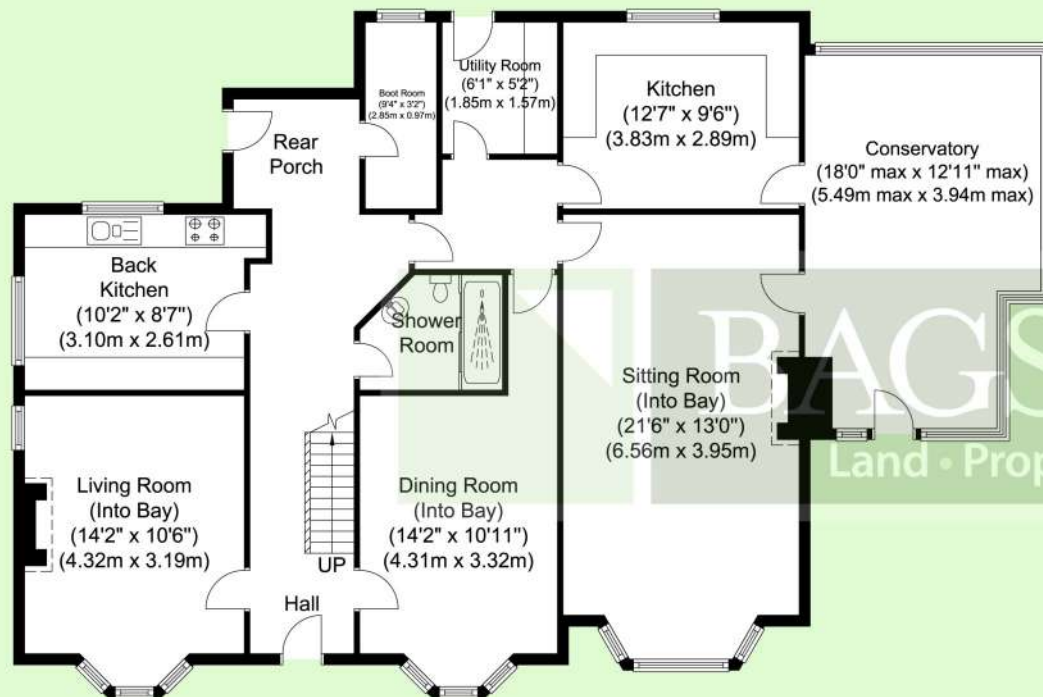
Upstairs, an airy landing leads to four well-presented double bedrooms, including one with a converted attic room providing useful additional storage. There are two large family bathrooms, an 'office nook', and an impressive landing space currently used as a study area — ideal for remote working or as a quiet reading retreat.



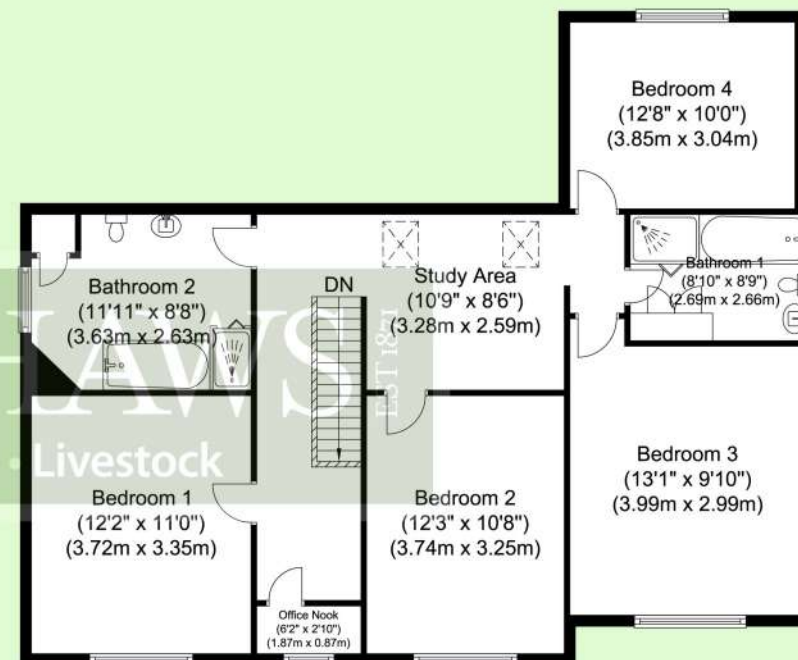




Ground Floor



First Floor



Sunnyside Farm, Whitgreave Lane, Whitgreave, Stafford

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

Buildings:

In summary the buildings and the farmhouse offer tremendous potential for enhancement to suit a variety of individual requirements.

1. **Brick Range** – a single storey brick under tile roof building, measuring approximately 4m by 37m, comprising tack/feed room, several storage areas and 3 individual stables, benefitting from mains supplied water troughs, electricity supply and lighting throughout.
2. **Machinery/Forage Store** – A three bay open fronted steel portal framed building, with a fibre cement roof and concrete floor, also benefitting from lighting and electricity.
3. **Timber Stables** – A timber constructed block of 4 large stables, under a dual pitched profile metal roof and benefitting from lighting and electricity.





Externally:

The private lawned garden features mature apple trees and a patio area, leading directly from the conservatory — perfect for outdoor dining.

Adjoining the farmhouse and yard is a well-maintained 0.82 acre (0.331 ha) paddock, ideal for grazing or equestrian use. The property also benefits from a 30m x 15m sand-surfaced ménage, providing a functional training area for riders of all levels.





Directions

From Stafford take the A34 north, following the signs for Stone. Continue along the A34, passing the Pets at Home Distribution Warehouse and at the roundabout taking the second exit to stay on the A34. Approximately 0.3 miles after the roundabout take a left turn onto Whitgreave Lane. Continue through the village of Whitgreave for just over a mile, over the M6 motorway bridge. The property is located on the right, soon after the right hand bend, as indicated by our 'For Sale' sign.

What Three Words: pebbles.swoop.trunk

Location

The property is located less than half a mile outside the village of Whitgreave. It is situated 0.8 miles from nearby Great Bridgeford, approximately 4.5 miles from the popular town of Eccleshall and approximately 4 miles from the centre of Stafford, which offers excellent further amenities, schooling options and good connectivity to major arterial roads such as the M6, A34 and A449.

Services - There are mains water and electricity connections to the property, with private drainage by way of a septic tank. Two oil-fired boilers provide the heating and hot water for the farmhouse. Several of the buildings benefit from electric supplies.

Prospective purchasers must satisfy themselves as to the availability and suitability of all services.

Council Tax Band - E

EPC - TBC

Local Authority - Stafford Borough Council

General Information

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.

Tenure and Possession - The property is being sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights - The sale includes all sporting, timber and mineral rights that exist on the property.

Rights of Way, Wayleaves and Easements - The property is offered subject to and with the benefits of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to. It is understood there is a wayleave agreement in place for the telegraph pole located in the paddock.

Broadband Connectivity - It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage - The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Method of Sale - The property is for sale by private treaty.

Viewings - Strictly by appointment through the Ashbourne Office of Bagshaws.

Solicitors - Tinsdills Solicitors, Hays House, 25 Albion Street, Stoke on Trent, ST1 1QF

Money Laundering Regulations - Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

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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