



Ingestre Manor Lodge

Ingestre

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Ingestre

Stafford

ST18 0RE



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3.7 ac

A superb opportunity to purchase an attractive detached house in a beautiful location overlooking Ingestre Golf Club and close to a number of other amenity facilities including horse riding.

The property is well constructed and the design allows for spacious and naturally lit rooms throughout .

It benefits from a pasture field of approximately 3.7 acres and an attractive well managed garden.

There is easy access to Cannock Chase Area of Outstanding Natural Beauty which provides a multitude of recreational amenities

The house itself offers versatile accommodation across two floors with spacious rooms all with delightful views over the countryside

Attached to the house is a substantial double garage which could, subject to planning, be further adapted into extra residential accommodation. The land is all laid to pasture and it could be used for agricultural, equestrian or tourism subject to planning

Offers Over: £875,000



Ashbourne Office—01335 342201



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Ground Floor

A lovely reception room that sits between the garage and kitchen provides a bright and airy entrance to the home. It has French windows to both front and rear gardens.

From here a door leads to the main hall with attractive staircase to the first floor, and doors to the well fitted Kitchen, reception rooms and ground floor bedroom and bathroom.

The majority of the rooms have a high quality slate tiled floor which is a particular attribute to the design of the property. A further aspect is that the house has plenty of windows taking advantage of the natural light and views beyond



First Floor

A spacious landing leads to the large, bright, well appointed bedrooms and a high quality bathroom.

The first floor is of considerable size and has a delightful feel of elegance and calm.

The bathroom floor has the same quality slate as on the ground floor and all the rooms enjoy views over the surrounding countryside



Externally

The property is accessed from a shared driveway to Ingestre Lodge Farm and has the benefit of being only liable for 7% of the upkeep of the driveway. Within the property itself is a large gravelled sweep driveway in front of the house leading to the garages together with expansive lawns and flower beds all with a delightful outlook over the golf course.

The Garage which is attached to the property and accessed via the reception/ dining room is of high specification and includes a utility area with plumbing, electrics and automatic doors

There is a timber garden shed and a bunded oil tank included in the sale.

The well fenced paddock adjoins the garden with separate access from the rear of the property.



Floorplan

General Information

Services:

Mains electricity 3 phase , mains water, gas (LPG) central heating and septic tank drainage.

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. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority: Stafford Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ. T: 01785 619000.

Directions:

What3words:::///gradually.bond.blazers

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – E

EPC – D

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

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.

Parking:

There is plenty of parking on the driveway

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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