



£595,000

KEY TENURE: **Freehold** EPC RATING: **TBC** COUNCIL TAX BAND: **E**

Long Compton Stafford

Butt Lane Long Compton
Stafford Staffordshire



It's all about the potential and this double fronted farmhouse has it in droves! situated in a beautiful rural location on a substantial plot with yard and parking for many vehicles, in addition to this there are numerous outbuildings that would suite a variety of uses, for many years the previous owner ran a successful mower and garden equipment service centre.

Internally the properties accommodation comprises of an entrance hallway, living room, dining room, breakfast kitchen, walk in pantry, large utility room and guest W.C. To the first floor there are three double bedrooms and a shower room. This property offers a fantastic opportunity for the new owner to update and extend to a substantial family home (Subject To Planning Consent). This property is being offered with no onward chain.

- Detached Double Fronted Property, 3 Bedrooms
- Large Private Garden & Parking For Numerous Vehicles
- A Variety Of Large Outbuildings With Excellent Potential
- Easy Access Into Stafford Town Centre
- Desirable Yet Convenient Rural Location
- Offered With No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a double glazed entrance door, and having stairs off, rising to the First Floor Landing & accommodation, and internal doors off, providing access to;

Sitting Room 12' 5" x 12' 0" (3.78m x 3.66m)

Having a fire surround with tiled inset housing an open fire grate, radiator, a double glazed window to the front elevation, and internal door to the kitchen & dining space.

Dining Room 9' 11" x 10' 9" (3.01m x 3.28m)

Having a tiled fire surround with tiled inset & hearth housing an open fire grate, radiator, and a double glazed window to the front elevation.

Kitchen 10' 2" x 15' 7" (3.10m x 4.76m) maximum width measurement

Comprising of fitted worktop with an inset double stainless steel sink/drainers with space & plumbing for appliances. The room also benefits from splashback tiling, feature timber beams, cupboard space, door to utility room & door to a spacious walk-in pantry,

Walk-in Pantry 10' 1" x 5' 11" (3.08m x 1.81m)

Comprising of wall mounted units, fitted worktop with matching base units, and a double glazed window to the side elevation.



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Utility Room 13' 2" x 7' 9" (4.02m x 2.36m)

A substantial utility room having a radiator, worktop incorporating an inset stainless steel sink/drainers with mixer tap, base units, space & plumbing for appliances. In addition, there is a double glazed window & door to the side elevation & internal door to Guest WC.

Guest WC

Comprising of a wash hand basin set into top with mixer tap over & storage cupboard beneath, and a low-level WC. There is a radiator & double glazed window to the side elevation.

First Floor Landing

Having internal doors off to all bedrooms & bathroom.

Bedroom One 12' 3" x 11' 0" (3.73m x 3.36m)

A double bedroom, having a range of fitted bedroom furniture, door to storage area, radiator & double glazed window to the front elevation.

Bedroom Two 12' 4" x 10' 8" (3.75m x 3.26m)

A second double bedroom, having a fitted double wardrobe, radiator & double glazed window to the front elevation.

Bedroom Three 10' 1" x 9' 6" (3.08m x 2.90m)

Having a fitted double wardrobe, radiator & double glazed window to the side elevation.

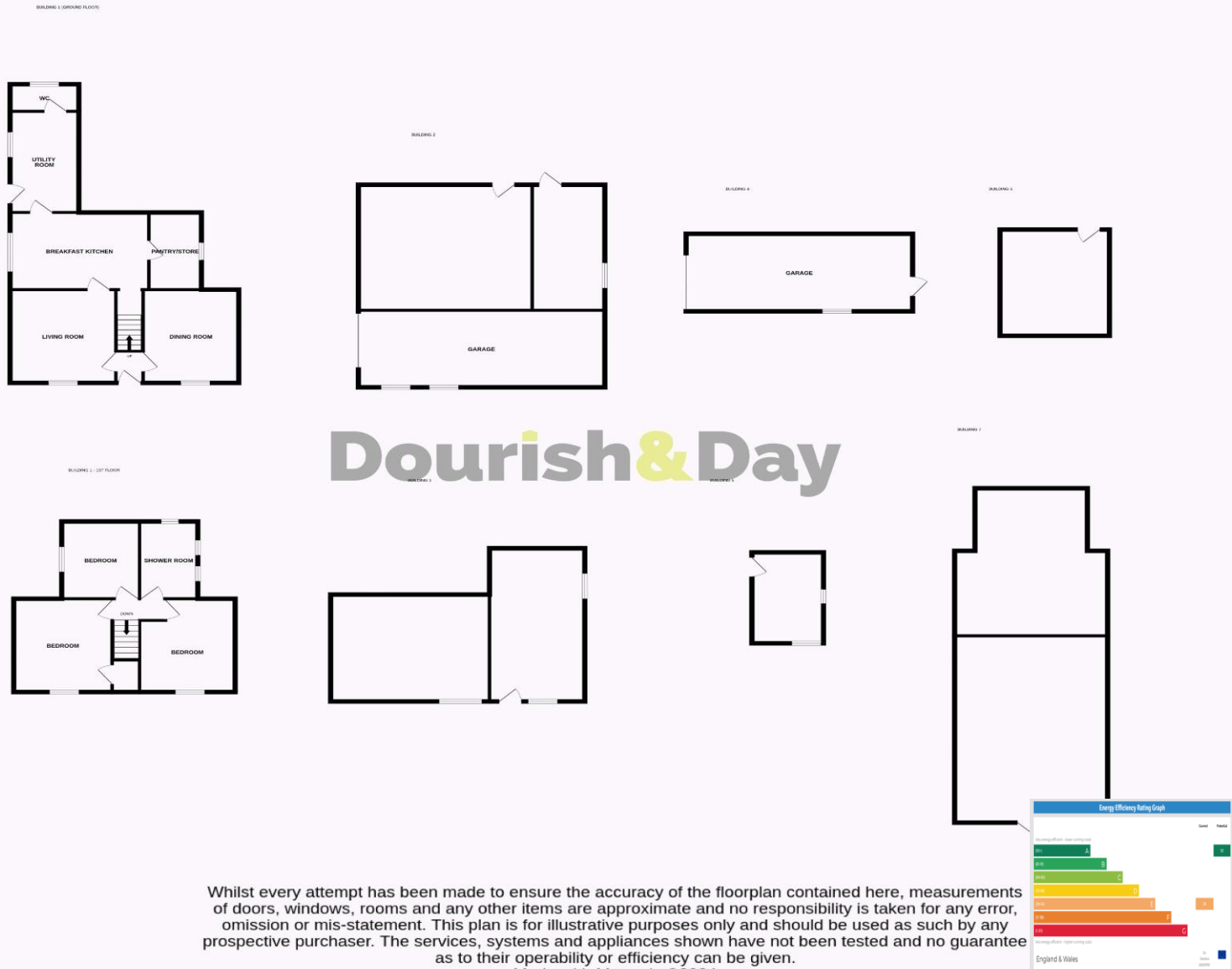
Shower Room 9' 11" x 5' 10" (3.03m x 1.78m) maximum width measurement

Fitted with a double walk-in shower cubicle housing an electric shower, low-level WC & pedestal wash hand basin. There is radiator & splashback tiling, double glazed window to front elevation.

Outside

The property is approached via a double width driveway with gate which leads to a large parking space providing off-road parking for several vehicles, and a large lawned front garden bordered by mature trees & hedgerow. To the side is a further lawned garden area which leads to a substantial private rear garden, again laid mainly to lawn & bordered by matured plants, trees & shrubs. There is a garden store & greenhouse. A five-bar gate leads to a further parking area & numerous outbuildings. Adjacent to the property over the road is a further five-bar gate which leads to a 1 acre (approx.) paddock which is available to purchase by separate negotiation.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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