



## Leveston Clewlow Bank

Bagnall, Staffordshire, ST9 9LP

Offers in the region of £640,000

Call us to arrange a viewing 9am until 9pm 7 days a week!

'In the country, you breathe freedom and harvest life's simplest joys.' - Unknown

Set on a generous plot with stunning countryside views, this delightful two-bedroom detached bungalow presents a rare and exciting opportunity with approx 1.75 acres of land. Offering peace, privacy, and a highly sought-after village location, don't miss out on this outstanding residence!



Denise White Estate Agents Comments

Nestled in the heart of a highly sought-after semi-rural village, this exceptional detached bungalow presents a rare opportunity to acquire a beautifully maintained home with approximately 1.75 acres of land and panoramic views over open countryside.

Set back from the road on a substantial plot, the property is approached via an impressive tarmac driveway offering ample off-road parking for multiple vehicles. Mature borders and a neatly lawned front garden provide a welcoming first impression, while a detached garage with electric door adds further practicality.

Internally, the bungalow offers spacious and light-filled living accommodation throughout. The entrance hall is bright and welcoming, enhanced by a distinctive turret-style window that adds architectural interest. A generously sized living room spans the full depth of the property, flooded with natural light from triple aspects and offering an ideal space to relax and entertain.

The farmhouse-style kitchen diner is perfectly positioned to take advantage of the breathtaking views, with granite worktops, ample cabinetry, and a large picture window that frames the rolling hills beyond. A separate utility room leads into a large conservatory, which enjoys views over the manicured rear garden and open fields—a tranquil space to enjoy all year round.

There are two spacious double bedrooms, both with fitted wardrobes, providing excellent storage. The main bedroom is located at the front of the home and features a beautiful bay window, while the second bedroom enjoys views over the garden. A well-proportioned shower room offers enough space to incorporate a bath if desired, and a separate WC adds further convenience.

Externally, the property boasts a large, flat lawned garden enclosed by mature hedgerow and fencing, ideal for children, pets, or outdoor entertaining. There is also a greenhouse and storage shed to support a variety of gardening or hobby needs.

Beyond the garden, the property truly excels with two generous grass paddocks, extending to approximately 1.75 acres in total. Whether you're looking for equestrian facilities, a smallholding, or simply space to enjoy the outdoors, this land offers remarkable versatility in a stunning countryside setting.

Location

Bagnall is a popular semi-rural village North East of Stoke On Trent and has been described as one of the most tranquil villages in Staffordshire. Set within the picturesque area of rural Staffordshire, characterized by rolling hills and scenic landscapes, which makes it a desirable location for those seeking a quiet countryside lifestyle.

The village is home to several traditional stone houses which adds to it's historical charm. A notable feature is St Chads Church which dates back to the 1800's and is Grade II listed.

The village is served by a popular public house called The Stafford Arms as well as a village hall which acts as a hub. There are also playing fields beyond the village hall perfect for children to explore and play.

There is also a popular high school and primary schools less than a 10 minute drive away with a bus route through the village.

Entrance Hall 12'5" x 6'5" (3.79 x 1.97 )

Wood effect flooring. Composite door to the front aspect. Turret style, obscured UPVC double glazed window to the front aspect. Wall mounted radiator. Coving. Ceiling light.

Living Room 12'4" x 19'8" into bay (3.77 x 6.00 into bay )

Fitted carpet. Two wall mounted radiators. Electric fireplace. UPVC double glazed window to the front aspect. Two obscured UPVC double glazed arch windows to the side aspect. UPVC double glazed bay window to the rear aspect. Two wall lights. Ceiling light.

Kitchen 12'4" max x 12'1" (3.76 max x 3.70 )

Tiled effect flooring. A range of wooden wall and base units with granite work surfaces above. Integrated sink and drainer unit with mixer tap above, dishwasher. Granite built in dining area. Space for rain style cooker. Wall mounted radiator. UPVC double glazed window to the rear aspect. Inset spotlights. Access into: -

Utility 7'2" x 5'10" (2.19 x 1.78 )

Tiled effect flooring. Base unit with laminate worksurface above undercounter storage space. Obscured double glazed window to the front aspect. Obscured UPVC door into: -

Conservatory 13'8" x 17'5" (4.17 x 5.32 )

Continued tiled effect flooring. Two wall mounted radiators. Three PowerPoint. Door to the side aspect. French doors to the rear aspect. Spotlights.

Inner Hall 11'10" x 3'6" (3.63 x 1.09 )

Fitted carpet. Wall mounted radiator. Cloakroom. Coving. Ceiling light.

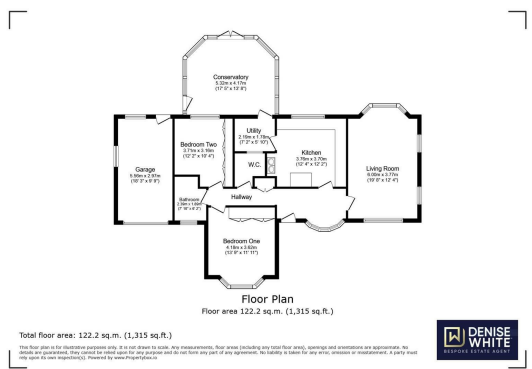
Bedroom One 11'10" x 13'8" into bay (3.62 x 4.18 into bay )

Fitted carpet. Built-in wardrobes. Wall mounted radiator. UPVC double glazed bay window to the front aspect. Ceiling light. Coving.

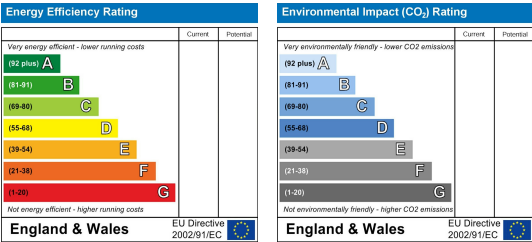
Area Map



Floor Plans



Energy Efficiency Graph



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