



FOR SALE

£600,000

Clyde Villa Wharf Road, Gnosall, Stafford, ST20 0DA

Clyde Villa & AJ and H Wright offers a rare opportunity to acquire a spacious semi-detached period property with a thriving business on-site. The property features five well-sized bedrooms, a family bathroom, and two reception rooms, with a kitchen/breakfast room on the ground floor. Externally, there's a driveway, garage, and a large rear garden. With the added benefit of living next door to a well-regarded business, this unique property is ideal for those seeking both a family home and a profitable venture. Don't miss out on this exceptional opportunity!







- Residential and Commercial Property
- Profitable Business
- Period Five Bedroom Property
- Large Garden
- Village Location
- Close to Amenities

## DESCRIPTION

This unique opportunity to purchase a large period property with adjoining car garage is not to be missed. The semi-detached residential property has five bedrooms and a family bathroom on the first floor, with two reception rooms and a kitchen/breakfast room on the ground floor. Externally, there is a driveway and garage to the front elevation, and a large garden to the rear. If you are looking for a profitable and well-regarded business with the convenience of living next door, there is no better opportunity locally than Clyde Villa and AJ and H Wright.

## LOCATION

The property is located in the rural village of Gnosall, just a short drive from Stafford, Eccleshall and Newport. Gnosall has great commuting links to the m6 and also has a variety of pubs, take aways, shops, nursery, schools, doctors and dentist. This wonderful location also boasts having plenty of country walks and also has a local playpark and outdoor gym along with tennis courts.

## DIRECTIONS

Start on Stafford Street in Newport. In 0.7 miles take the second exit at the roundabout, staying on Stafford Road. In 160 yards you will come to another roundabout. Take the second exit onto the A518. Stay on the A518 for 4.2 miles before turning right onto Mill Lane. In 280 yards turn left onto Wharf Road. In approximately 90 yards you will find the property on your left.

## ROOMS

### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

#### SITTING ROOM

A good-size sitting room with views to the front elevation, a feature fireplace, and doors through to the kitchen/breakfast room.

#### LIVING/DINING ROOM

A large room that stretches the full-length of the property, with window to the front elevation and patio doors leading to the garden. The room benefits from a feature fireplace, and is accessible through the kitchen/breakfast room.

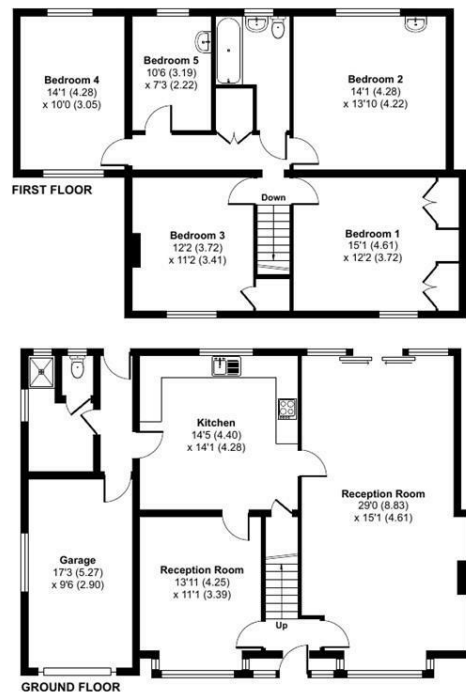
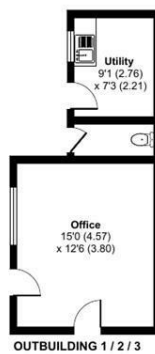
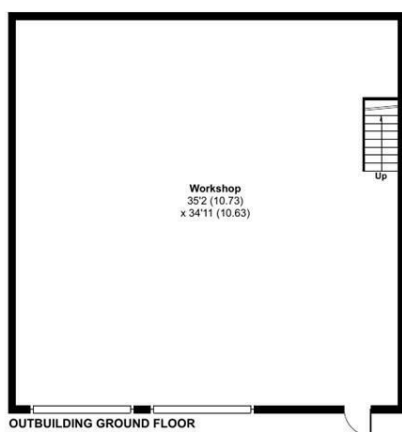
#### KITCHEN/BREAKFAST ROOM

A traditional kitchen/breakfast room with central dining table and a range of wall and base units surrounding. There is a sink with drainer as well as ample countertop and storage space.



Approximate Area = 1867 sq ft / 173.4 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Outbuilding = 1885 sq ft / 175.1 sq m  
 Total = 3916 sq ft / 363.7 sq m

For identification only - Not to scale







2 Reception  
Room/s



5 Bedroom/s



2 Bath/Shower  
Room/s



#### UTILITY ROOM

With plumbing for utilities as well as a shower, hand-wash basin and a W.C.

#### CLOAKROOM

Comprising wash-hand basin and W.C.

#### FIRST FLOOR

##### BEDROOM ONE

A large double bedroom.

##### BEDROOM TWO

A further double bedroom

##### BEDROOM THREE

A further double bedroom currently utilised as an office.

##### BEDROOM FOUR

A further double bedroom.

##### BEDROOM FIVE

A single bedroom.

#### BATHROOM

A three-piece suite comprising bath with overhead shower, wash-hand basin and W.C.

#### EXTERNAL

##### FRONT ELEVATION

With access directly from Wharf Road onto the single driveway that leads up to the garage, and path leading to the front door.

#### GARAGE

A single garage with electric socket points.

#### REAR GARDEN

A large and private rear garden with access to the commercial premises adjacent.



#### COMMERCIAL

The property provides the opportunity to acquire a long established vehicle workshop that is arranged to provide a detached vehicle workshop building and a detached property that provides an office, stores and welfare facilities. The property also benefits from a generously sized car parking forecourt area to the front of the workshop area that is concreted and accessed from Wharf Road. The detached vehicle workshop provides a Total Gross Internal Floor Area of approximately 1,257 ft sq (116.77 m sq) on the ground floor and a mezzanine floor area with a Total Gross Internal Floor Area of approximately 421 ft sq (39.11 m sq). The unit has two up and over doors to the front elevation with widths of approximately 3.5 metres. The unit is of steel framework that has been clad in corrugated GI sheeting and has a rolled roof cover. Within the unit there is one vehicle pit. There is a further detached property structure that provides a Total Gross Internal Floor Area of approximately 296 ft sq (27.49 m sq) that is arranged to provide an office, toilet, washroom and store. The property is of brick construction under a flat roof cover.

#### LOCAL AUTHORITY

Staffordshire County Council

#### COUNCIL TAX BAND

Council Tax Band D.

#### POSSESSION AND TENURE

Freehold with vacant possession on completion.

#### VIEWINGS

Strictly by appointment with the selling agent.





FOR SALE

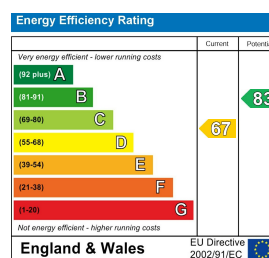
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



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