



**Harts Farmhouse, Pinfold Lane, Abbots Bromley,
Rugeley. WS15 3AF**

welcome to

Harts Farmhouse, Pinfold Lane, Abbots Bromley, Rugeley

RARELY AVAILABLE is this detached Farmhouse set on an EXTENSIVE PLOT offering an EXCITING OPPORTUNITY for improvement/development with the benefit of planning permission (East Staffordshire Borough Council P/2024/00330).



Access to the property is gained via:

Porch / Boot Room:

Having exposed brickwork; tiled flooring; two storage cupboards; window; door leading into:

Kitchen:

15' 8" x 9' 4" (4.78m x 2.84m)

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; plumbing for dishwasher; work surface; range style cooker with cooker hood over; window; complementary wall and floor tiling; door leading into:

Dining Room:

15' 8" x 12' 9" (4.78m x 3.89m)

With feature fireplace housing a fire; tiled flooring; beams to the ceiling; wall lights; window; door leading into:

Lounge:

Having feature fireplace housing a fire; beams to the ceiling; wall lights; window; door leading into:

Hallway:

With beams to the ceiling; storage cupboard; stairs to the first floor accommodation; doors off to:

Shower Room:

Having shower cubicle with wall mounted electric shower; wash hand basin; low level w.c.; tiled flooring; beams to the ceiling; window.

Reception Room / Bedroom

Irregular shaped room. Having window.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With window; doors leading into:

Bedroom:

16' 9" x 10' 3" (5.11m x 3.12m)

Having window.

Bedroom:

17' x 12' 8" (5.18m x 3.86m)

Step up into room with window; raised storage cupboard; door leading into:

Lobby Area:

With sky light window; doors off to:

Bathroom:

Having bath with shower over; wash hand basin; low level w.c.; window; storage cupboard.

Bedroom:

13' 3" x 8' 8" (4.04m x 2.64m)

With window; sky light window.

Gardens:

Mainly laid to lawn with tree and shrub plantings and patio area.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band D



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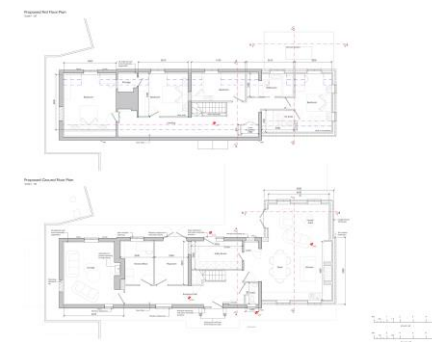
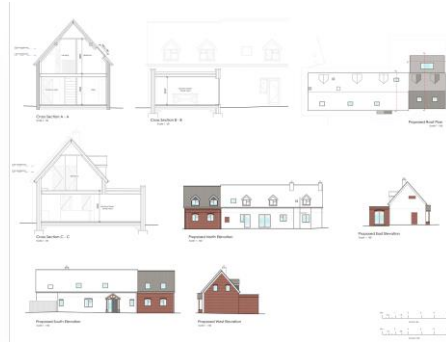
welcome to

Harts Farmhouse Pinfold Lane, Abbots Bromley Rugeley

- Rarely Available Farmhouse on Extensive Plot
- Planning Permission (ESBC P/2024/00330)
- Exciting Opportunity
- Popular Village Location
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Tenure: Freehold EPC Rating: E

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR109398 - 0005

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