



Ivy House Farm, Rock Lane, Standon, Eccleshall, ST21 6QZ



Offers Over £750,000

Are you poised and ready to move to the country, go free-range and do your own thing? Allow us to present you with an oven-ready project where much of the hard work has already been completed leaving you with a blank canvas and the opportunity to stamp your own mark. Ivy House Farm is on the edge of the Standon village, set in gardens extending to approximately 1½ acres in an elevated position with far reaching views across the Meece valley. The house has been extended and extensively renovated including a new roof, internal and external structural works and new windows and offers exceptionally spacious accommodation allowing room for interpretation to suit your own needs. In addition, the adjacent detached barn has full planning consent for conversion to a separate self-contained dwelling. Ideal for equestrian use with potential for stables, paddock and menage. A once in a lifetime project, on the market due to an unexpected job move.



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Accommodation

The main house offers spacious accommodation arranged over 3 floors extending to approximately 3000 sq ft. The internal space has its main structural walls in-situ but still leaves scope for further interpretation. The roof structure has been renewed and all the windows have been replaced. There is a well in the kitchen which has been retained with a view to making it a feature of the property.

The Barn

A detached L-shape brick built courtyard barn which is currently used as garages and storage. Permission is granted for conversion to a separate two storey residential unit with spacious accommodation featuring several ground and first floor reception areas, four bedrooms and two bathrooms.

Planning Consents

Details of the planning consents can be viewed online on the Stafford Borough Council Planning Portal

Ivy House Farm - 18/29773/HOU Demolition and rebuild of single storey side extension, general refurbishment and elevational alterations

The Barn - 22/36226/FUL - Conversion of existing outbuildings to one dwelling.

Services

Mains water and electricity.

Gas LPG central heating to the farmhouse

Drainage is to an existing septic tank. The barn would require a separate drainage system if it was used as a separate dwelling unconnected with the main house.

Existing council Tax band for Ivy House Farm G

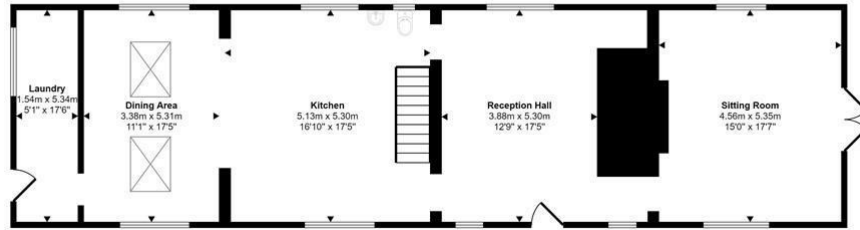
Viewing strictly by appointment.

For sale by private treaty, subject to contract.

Vacant possession on completion



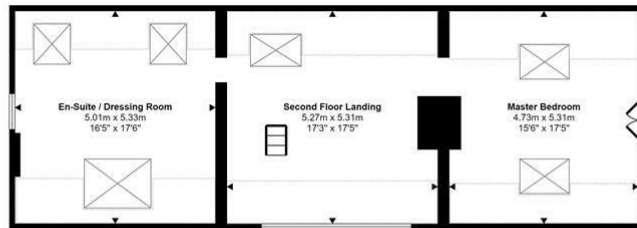
Approx Gross Internal Area
276 sq m / 2860 sq ft



Ground Floor
Approx 110 sq m / 1188 sq ft



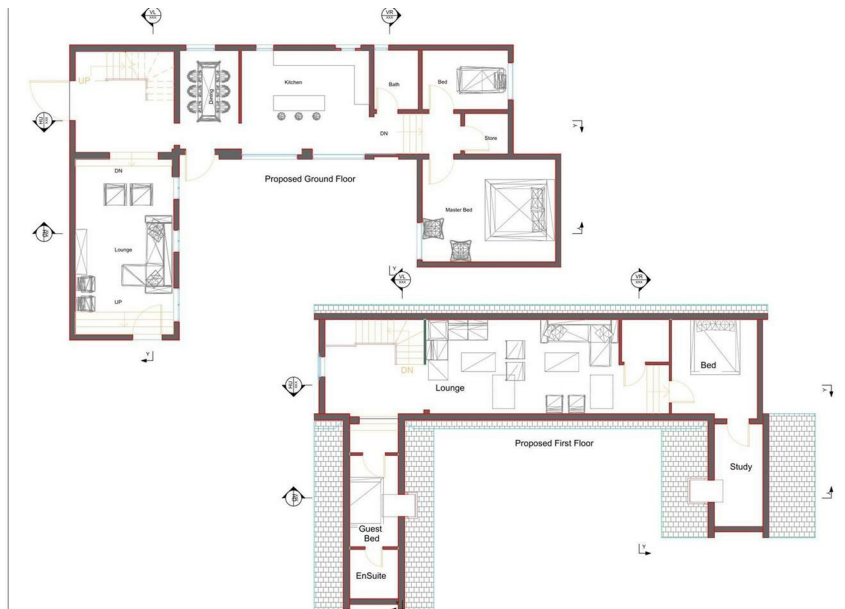
First Floor
Approx 82 sq m / 879 sq ft



Second Floor
Approx 83 sq m / 893 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |