



Top Lane, Beech, ST4 8SJ



**Asking Price £725,000**

Your very own seat in the country! A unique opportunity to acquire a substantial former farmhouse in a rural setting with views as far as the eye can see. This is an exceptionally spacious house which offers over 3000 sq ft of living space with room to accommodate the largest of families, featuring 3 reception rooms, large open plan kitchen with Aga range, six bedrooms and three bathrooms. Beech Farm Cottage occupies a plot extending to approximately 0.75 acres adjoining farmland to the rear and enjoying far reaching views across Staffordshire towards the Wrekin in the distance. Beech is a rural hamlet located between The Potteries and Swynnerton, seemingly miles from anywhere and yet conveniently located for commuting to The Potteries, Stone and Stafford and about 5 minutes drive from M6 jct15. The house is in good order but does offer the opportunity for future owners to stamp their own mark. No upward chain.



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<https://www.tgprop.co.uk>



## Accommodation:

### Ground Floor

Entrance Hall, Huge dual aspect lounge with window to the front and patio doors to the rear garden, Sitting Room with triple aspect overlooking the front, side and rear garden, adjacent cloakroom & WC. Dining Room which is open plan to the kitchen with inglenook fireplace and dual aspect front & rear. The kitchen is presented as a blank canvas for future owners to stamp their own mark, featuring an oil fired Aga range. Spacious rear hall / utility space with outside access. Boiler Room with floor standing oil fired central heating boiler. Cloakroom & WC.

### First Floor

There are two staircases to the first floor landing one from the main entrance hall and a second staircase from the lounge. There are four bedrooms together with two bathrooms and separate shower room. On the second floor there is a large double bedroom.

### Second Floor

There are two attic bedrooms on the second floor.

### Outside

Beech Farm Cottage occupies a large plot extending to approximately 0.75 acres. The property features a large frontage with extensive parking and large garden to the rear with expansive south westerly views across farmland. The gardens are mainly lawn with planted borders and hedge boundaries. Please note that there is NO additional land available to purchase or rent with this property.

### Directions

From Stone follow the A51 passing the turn to Swynnerton and at the roundabout junction with the A519 turn right heading in the direction of Newcastle. Follow the road for approximately ½ mile and turn right into Top Lane which is just before the sharp right hand bend. The property is on the right hand side of the lane.

### General Information

Services; Mains water and electricity. Oil fired central heating. LP Gas powered AGA. The property has a private drainage system which and no warranty can be provided by the seller. Any investigations as to the nature and suitability of the drainage system are to be undertaken by the purchaser.

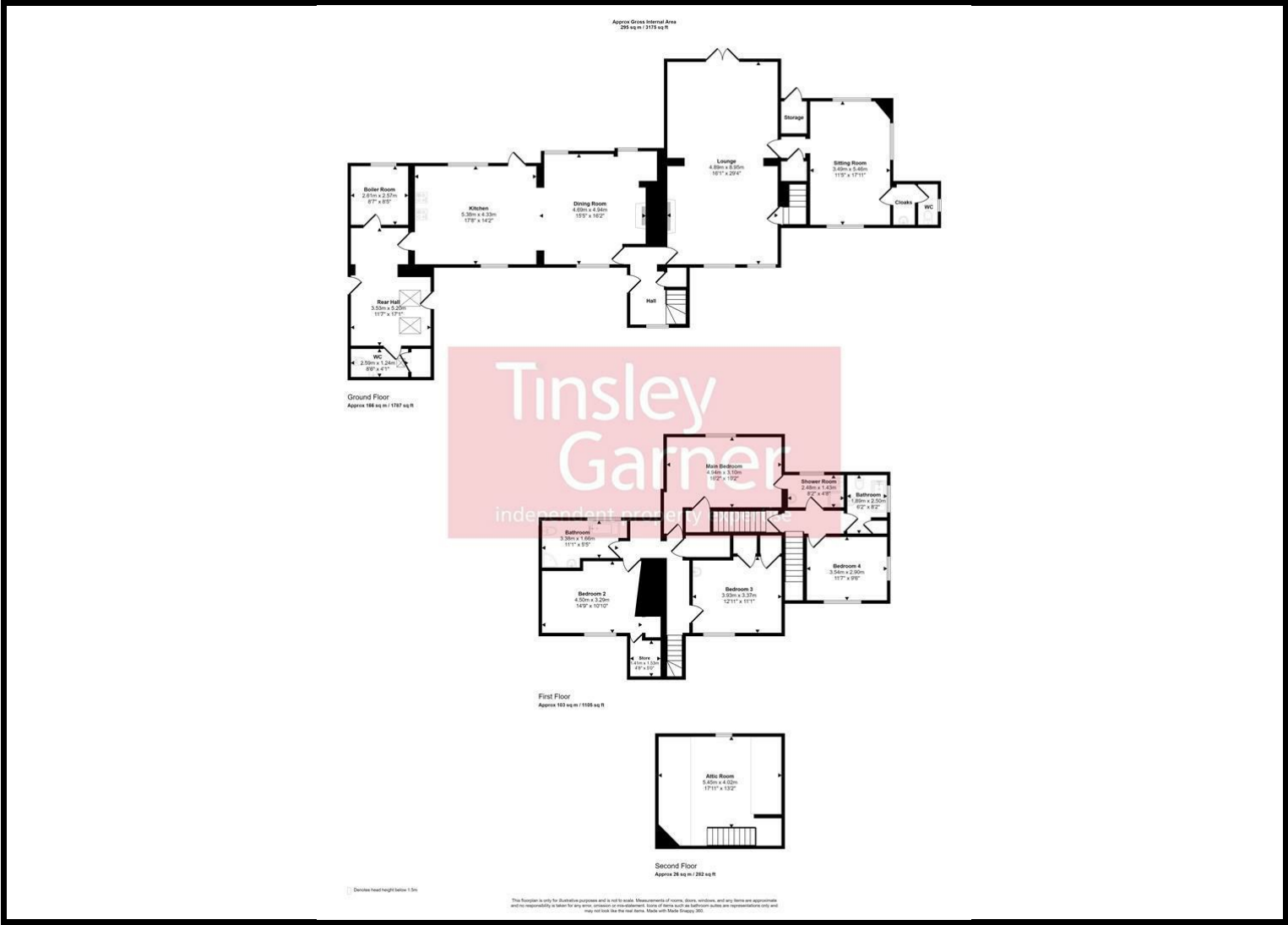
### Council Tax Band G

### Tenure Freehold

### Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.





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			
		15	40
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		21	39
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	