



Sytsch Farm, School Lane
Bradnop



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Sytch Farm, School Lane

Bradnop

Staffordshire, ST13 7ND



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2



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2.13
acre(s)

Offers In The Region Of
£650,000

L shaped Lounge/ Dining Room

With stone fireplace. Two radiators. Exposed beamed ceiling. Tiled floor. Two windows to front elevation and timber front entrance door. Partially carpeted floor and partially quarry tiles. Walk-in store room off- 7'5 x 5'7.

Inner Hallway

Carpet flooring. Stairs leading to first floor.

Sitting Room

With solid fuel stove in stone surround. Radiator. Tiled floor. Exposed beams to ceiling. Under stairs storage cupboard. Windows to front and side elevation.

Rear Hall

Kitchen

Fitted with a range of units consisting of ceramic sink unit with mixer tap over and drainer, base units, working surfaces and wall cupboards. Oil fired Rayburn powering the central heating and hot water. Quarry tiled flooring. Windows to side and rear elevation.

Porch

Timber door with glazed windows. Coat hanging space. Quarry tiled flooring. Door to front,

Bathroom

With suite comprising bath, shower cubicle, wash basin and WC. Fully tiled walls. Radiator. Fitted carpet.

First floor landing.



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Accommodation

Bedroom One

With range of fitted wardrobes. Two radiators. Exposed wall beams. Windows to front and rear elevation.

En suite

Fitted with a recently installed freestanding rolltop bath with and held shower and mixer tap and pedestal wash hand basin. Radiator. Partially wood panelled walls. Window to the side and front elevation. Loft access. Exposed beams to the wall. Door leading into further area with WC. Extractor Fan. Exposed beam to the wall. Storage cupboard.

Bedroom Two

With fitted wardrobes. Radiator. Window to side elevation.

Bedroom Three

Radiator. Window to front elevation.

Outside

The property is accessed via a private driveway which provides off road parking for several vehicles.

- With a range of outbuildings including-
 - Grade II listed barn- With four stables with power, lighting and water.
 - Garage- Great sized garage space with timber doors to the front.
 - Stone built outhouse
 - Store
 - Large timber barn with tool shed within

Land

With gated access vis the garden and from the lane side. Small paddock leading to further field. Approximately 2.13 acres. Fully timber fence lined.

Garden

To the front of the property there is a large lawned area with pagoda covered patio area. Paved path leading to front entrance door. There is a further fenced area where our current vendor keeps chickens. To the rear of the property there is a beautiful courtyard garden with access to store rooms. Greenhouse

FREEHOLD

COUNTIL TAX- STAFFORDSHIRE MOORLANDS BAND E
 SERVICES- MAINS ELECTRICITY AND WATER. SEPTIC TANK. OIL FIRED CENTRAL HEATING.

Agents Notes

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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