



The Grove, Wells Lane, Bradley, Nr. Stafford, ST18 9EE

BERRIMAN
EATON



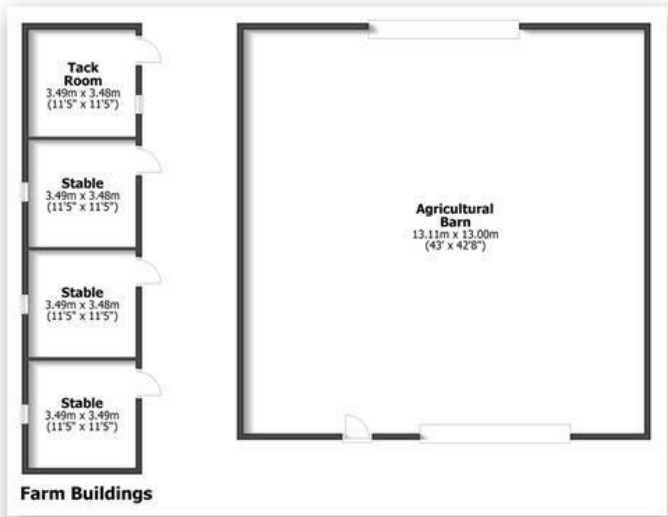


The Grove, Wells Lane, Bradley, Nr. Stafford, ST18 9EE

An elegant period residence standing in substantial grounds of approximately 5.9 acres in total in a delightful and sought-after South Staffordshire village which lies between Stafford and Penkridge. There is extensive seven bedroom accommodation, excellent equestrian facilities and planning for a self-contained annex.

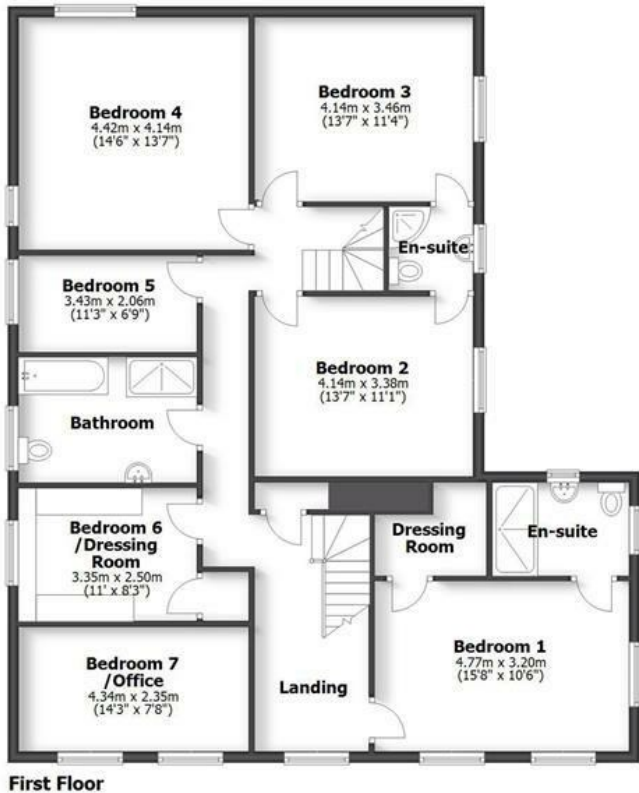
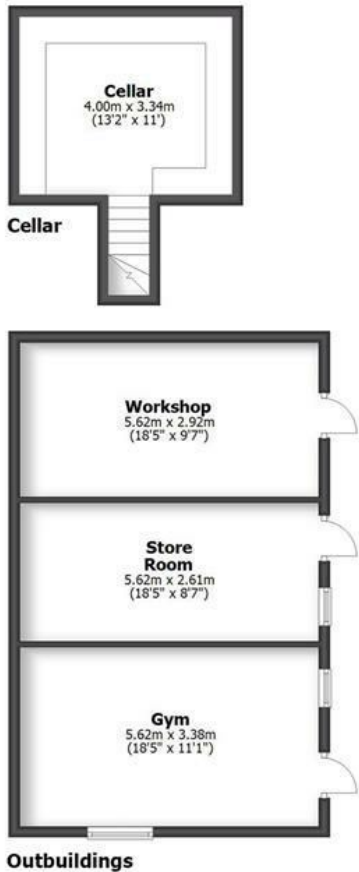
THE GROVE

WELLS LANE, BRADLEY



HOUSE: 281.7sq.m. 3033sq.ft.
 CELLAR: 14.8sq.m. 160sq.ft.
 OUTBUILDINGS: 51.1sq.m. 551sq.ft.
 FARM BUILDINGS: 220.1sq.m. 2369sq.ft.
TOTAL: 567.7sq.m. 6113sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



LOCATION

Bradley is a highly sought-after village which lies between Stafford and Penkridge in an excellent position for convenient commuting. The M6 is easily accessible providing direct access to the national motorway network and Stafford Train Station has excellent services with London Euston being from approximately 77 minutes.

Both Stafford and Penkridge provide a full complement of facilities which are comprehensive and, furthermore, the area is well served by schooling in both sectors.

DESCRIPTON

The Grove is an elegant residence with superb equestrian facilities which is believed to date from the Georgian era with earlier origins and a substantial two storey extension approximately 15 years ago. Unusually for a property of this age the house is not listed.

The house has been well maintained and lovingly looked after over the years. The property has a superb flow of living areas to the ground floor with ample reception space and there is a superb provision of bedrooms to the upper storey. There is much flexibility of use through out.

The property is well appointed with modern kitchen and bathroom suites, double glazing and oil fired central heating.

One of the principal features of The Grove is the superb grounds within which it stands with a total plot size of approximately 5.9 acres with sweeping lawns, manage, paddock, stables and a large agricultural barn making the house ideal for those with equestrian interests.

Furthermore, there is an outbuilding standing close to the principal residence which is currently used for storage with an attached gym but for which planning permission has recently been granted for the conversion to provide a one bedroomed self contained annex.

ACCOMMODATION

A paved path leads a gabled, timber framed PORCH with a panelled and part glazed and panelled front door with windows to either side opening into the HALL with Victorian style floor tiling and a staircase rising to the galleried landing above. The DRAWING ROOM has a light, triple aspect with views over the gardens and grounds, French doors, an exposed brick fireplace with inset beam and wood burning stove and wooden flooring. There is a SNUG/LIBRARY with a brick and stone recess fireplace with inset beam and wood burning stove, quarry floor tiling, a window with shutters and ceiling beam. An INNER HALL with quarry tiled floor has doors opening to the CELLAR with quarry tiled floor, electric light and power. The DINING ROOM has a recessed fireplace with wood burning stove and an intricately carved surround, two windows, one with shutters, ceiling coving, wiring for wall lights and wooden flooring. There is a large DINING KITCHEN with wall and base mounted cabinetry with a contrasting centre island, all with granite surfaces, an undermounted ceramic sink, space for a range style cooker and a large dining area with a light corner aspect, windows overlooking the grounds and French doors to the side, an old cast iron range with the entire room having tiled flooring and beams and rafters. A door from the kitchen area opens into a SITTING ROOM with a wide exposed brick fireplace with timber framing, stone hearth and a wood burning stove, quarry floor tiling, storage cupboards, ceiling beam, wiring for a wall mounted TV and for wall lights and a door into a PORCH with door, side windows and quarry tiled floor. Adjoining the kitchen is a LAUNDRY / BOOT ROOM with cabinetry with granite working surfaces, an undermounted ceramic sink, tiled floor, windows to two elevations, an external door and a door to the CLOAKROOM with a white suite, tiled floor and window.

The staircase from the hall rises to the galleried landing with a window overlooking the grounds and shelved linen cupboard. The PRINCIPAL SUITE has a double bedroom with a light corner aspect, a walk in wardrobe with hanging rails and shelving and an EN-SUITE SHOWER ROOM with a fully tiled shower with a waterfall head and separate hose together with a white suite of WC and pedestal basin, tiled floor and windows to two elevations. BEDROOMS TWO AND THREE are both double rooms in size, one with a decorative cast iron fireplace and both with doors to the TANDEM EN-SUITE SHOWER ROOM with a fully tiled shower and white suite of WC and wall hung wash basin, tiled floor and a window. BEDROOM FOUR is a good double room in size with a light corner aspect and fitted wardrobes. BEDROOM FIVE has a window to the side. BEDROOM SIX is currently used as a dressing room with two wide banks of fitted wardrobes either side of a dressing table with shelving, a further built in wardrobe and a window and BEDROOM SEVEN is currently used as an office space and is an ideal space for those wishing to work from home with two windows to the front overlooking gardens and grounds. The BATHROOM has a white, Heritage suite with a panelled bath with mixer tap with telephone shower attachment, pedestal basin and WC together with a fully tiled corner shower, floor tiling, integrated ceiling lighting and a window.

OUTSIDE

Electric gates open to a sweeping, recently re-gravelled DRIVE which leads to ample parking in front of the house. A low built brick wall with wrought iron railings and gates leads to the house and to one side there is a brick built THREE BAY BARN with two bays currently being used for storage and one bay having been converted to provide a gym with electric light and power and wall mounted heaters. There are extensive areas of lawn to either side of the drive with a large pool with the gardens sweeping around the house with a large ornamental garden pond with hot tub terrace beyond and well stocked beds and borders.

There is a well built STABLE BLOCK with 3 stables, a tack and feed room, electricity and water supplies and an area of hardstanding to the front which leads to the fully fenced MANAGE with gated access to the paddocks. There is also a large AGRICULTURAL BARN with electricity.

PLANNING PERMISSION

Planning Permission has been granted by Stafford Borough Council for the 'Conversion of outbuilding to granny annexe with accessible wetroom'. This refers to the Three bay Barn that stands close to the main house and provides for a Lounge, Bedroom and Wet Room.

Application No: 24/39280/ANX

Date of Decision: 27th November 2024

We are informed by the Vendors that water, electricity and drainage are connected and the heating is oil fired.

COUNCIL TAX BAND F –Stafford

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows two of the four main providers have limited coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

WHAT3WORDS

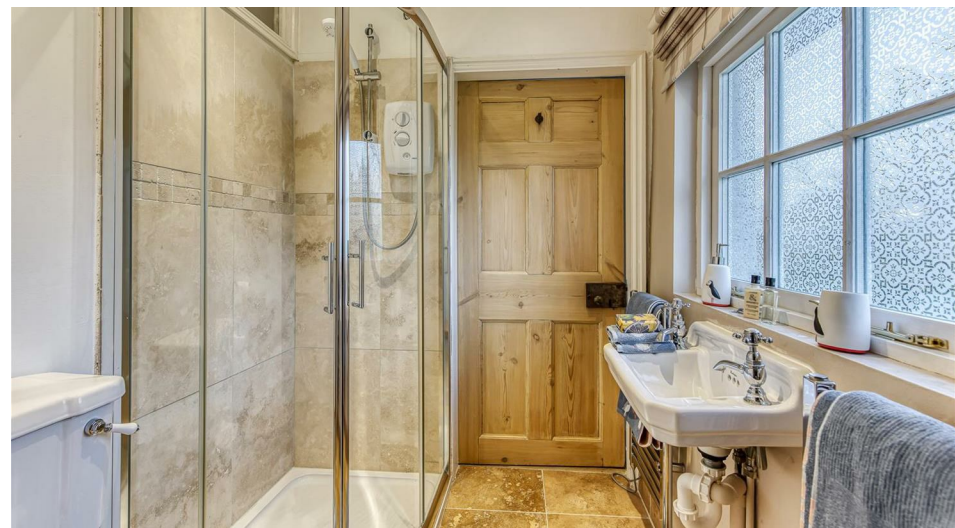
///airbase.pheasants.described

Offers Around £1,350,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

BERRIMAN EATON