



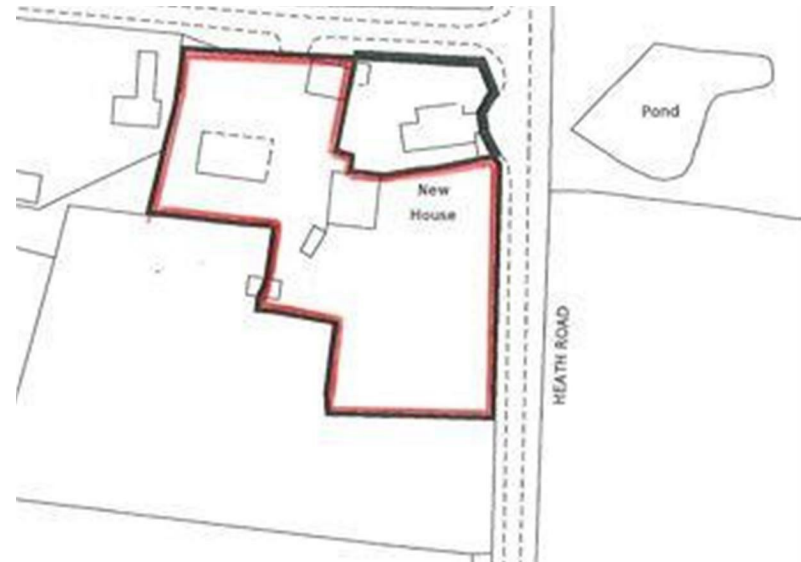
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**New House Farm Heath Road, Bromstead, Newport, TF10 9DJ
Offers In The Region Of £545,000**

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Available with No Upward Chain

New house Farm presents a super renovation opportunity with potential/scope to extend the accommodation (subject to obtaining all relevant planning and building control consents) and to create a special property in lovely rural surroundings.

The property comprises a detached traditionally constructed three bedroomed house set in about 2/3 of an acre of grounds and to include a useful workshop and two brick and tile small outbuildings. Positioned at the junction of Heath Road and Cross Lane, the property benefits from an existing vehicular access off Cross Lane and recently granted vehicular access off Heath Road.

Forming part of the hamlet of Bromstead Heath, the property is located about one mile from Moreton village with its church and village hall. The much larger village of Gnosall, with its good range of amenities including primary school, local shops, post office, surgery, petrol station etc. is about 3.5 miles away. The market town of Newport, with its high street shops, supermarkets, bank and building society, secondary schools etc. is about 5 miles away.

The house provides the following accommodation in more detail:-

uPVC panelled and patterned double glazed entrance door.

Entrance Hall

Lounge

13'0" x 11'11" (3.98 x 3.64)

having wood burning stove set in a brick surround and stone hearth, uPVC framed double glazed window to the front and side. Panelled radiator.

Dining Room

13'3" x 12'1" (4.04 x 3.70)

ornamental stone fireplace surround and open fireplace. uPVC framed double glazed window to two aspects. Radiator. Off is an understairs cupboard.

Rear Hall

with radiator and external door.

Off the rear hall is a

Shower Room

with tiled shower cubicle, wash hand basin and low level W.C. Radiator and uPVC framed and patterned double glazed window.

Store Room

with lighting.

Kitchen

11'7" x 14'1" (3.54 x 4.30)

having a range of fitted base and wall mounted cupboards finished in medium oak. Comprising single drainer single basin sink unit with double cupboard below and single cupboard to the side having worktop above. Further double and single cupboards with roll edge work top to finish. Splashback tiling and matching wall cabinets. Ceramic tiled floor. Radiator. uPVC framed double glazed window to the rear. uPVC framed patterned double glazed door to attached

Rear Store/Covered Passageway

with lighting and external door to front and rear garden.

From the entrance hall, stairs to landing, with radiator.

Bedroom One

13'2" x 12'7" (4.02 x 3.84)

uPVC framed double glazed windows and radiator.

Bedroom Two

13'2" x 11'10" (4.02 x 3.63)

uPVC framed double glazed windows and radiator.

Bedroom Three

11'6" x 14'0" (max) (3.52 x 4.28 (max))

uPVC framed double glazed window and radiator.

Family Bathroom

having suite comprising panelled bath, wash hand basin, low level flush W.C. Radiator. uPVC framed patterned double glazed window. Useful store cupboard and separate shelved airing cupboard.

From the first floor landing door access to stairs. Stairs rise to open attic storage area.

Outside

The property is very pleasantly located in lovely rural surroundings and approached via double gates from Cross Lane. There are extensive areas of lawn to the front of the house with planning permission recently approved for access off Heath Road. The property included a useful brick and corrugated iron clad workshop and two brick and tile stores. The large area of ground to the rear is mainly finished to rough grass and provides ample off road parking.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Stafford Borough Council, that the property is in Band E.

EPC RATING: F (30)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water and electricity are connected. Drainage is to a septic tank. The central heating is oil fired.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements.

Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

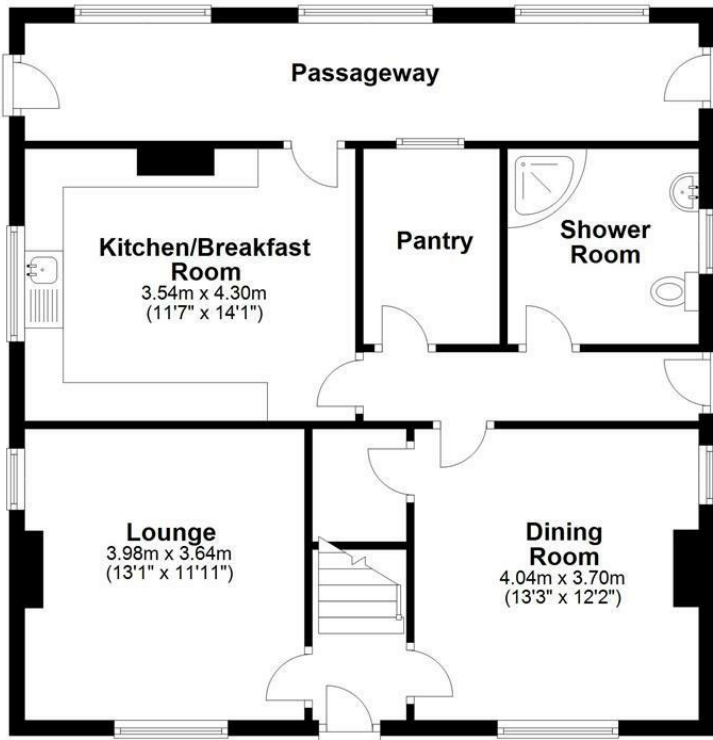




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 80.3 sq. metres (864.1 sq. feet)



First Floor

Approx. 65.4 sq. metres (703.8 sq. feet)



Total area: approx. 145.7 sq. metres (1567.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

