



New House Farm
Uttoxeter Road | Blithbury | Rugeley | Staffordshire | WS15 3HY

NEW HOUSE FARM



New House Farm is a lovely Georgian family home which has been through a complete redevelopment by the current owners creating a 5-bedroom main residence with a self-contained annex as well as separate detached coach house. The property also has a separate entertainment block including sauna and hot tub as well as stabling and approximately 2-acre paddock. In summary a well-presented property and offered with no forward chain.



GROUND FLOOR

On entering New House Farm you really appreciate the complete redevelopment of this Georgian property with its pleasant balance of modern and traditional features. This is also a very eco-friendly property with a high EPC rating. The entrance hall is nicely tiled and spacious and an ideal way to greet family or friends complimented by the natural light and exposed wooden staircase to the first floor. This continues into the open plan kitchen/ diner which encapsulates some lovely features as the exposed brick fireplace, central island and the overall design of the farmhouse styling which compliments the era with a modern twist. The main reception room is spacious but at the same time cosy with its neutral décor as is the 3rd reception which would be an ideal snug or study. A downstairs cloakroom and separate utility area completes the ground floor accommodation.









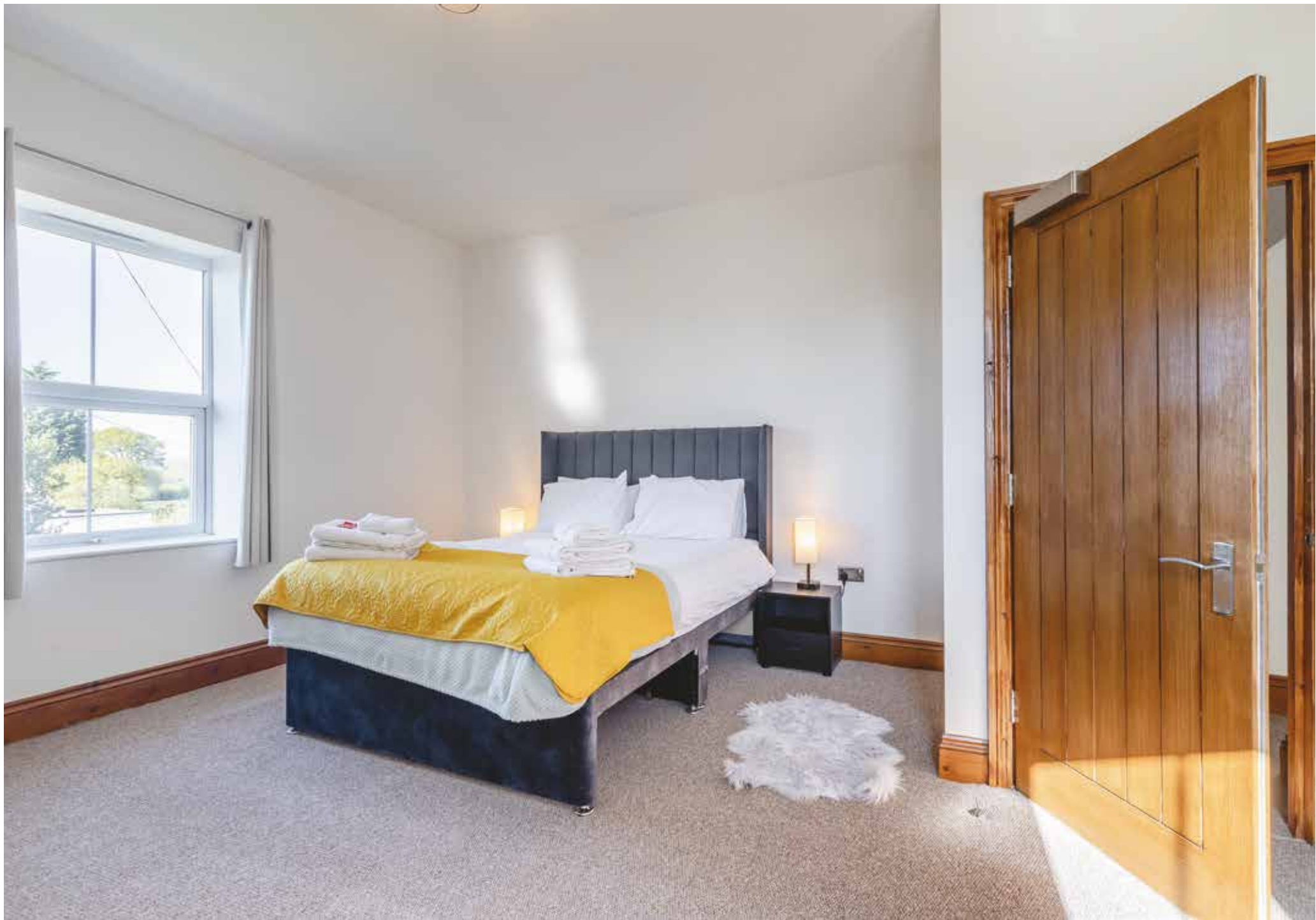


FIRST FLOOR

The first floor in keeping with the ground floor is spacious and light and having a spacious ambience with the landing allowing access to the bedrooms of which there are 5 double bedrooms with the master and bedroom 2 having their own en-suite facilities. Each of the bedrooms is presented to a high standard and complimented by the modern family bathroom.











Annexe

The annexe which adjoins the main house but is self-contained and offers spacious accommodation throughout would make an ideal multi- generational opportunity with its open plan reception hall and dining area interspersed with a multitude of character features throughout. There is a fully self-contained kitchen and separate utility as well as downstairs shower room. Upstairs there are 2 bedrooms both comfortable doubles.

The Coach House

The Coach house is a further fully detached 1 bedroom dwelling which could be made an ideal Air BnB investment, studio/office space or perfect for an independent teenager. It is well presented throughout.

Entertainment block

The entertainment block currently has its fully fitted sauna, hot tub and twin shower room with further sizeable accommodation on the ground and first floor with potential for a gym and cinema room.







OUTSIDE

The grounds are split into different sections with a driveway to the front of the property and the side. There is a courtyard garden to the rear offering off road parking as well as to the side of the coach house. There is a stable block of 3 with a further storeroom and access to the paddock is via a 5 bar gate offering direct access.





LOCATION

New House Farm is situated in the village of Blithbury and in close proximity to Lichfield and Rugeley. Rugeley Trent valley train station is within a 10 minute drive and in turn 1hr 20 mins from London Euston, Birmingham is 30 mins away and Manchester 1 hour. There are many private schools within the area



INFORMATION

Services, Utilities & Material Information

Mains Water and Electricity. Drainage via a Septic Tank. LPG Gas

Mobile Phone Coverage – 4G and 5G Mobile Phone Coverage is available in the area. We advise you check this with your provider.

Broadband Availability – Superfast Broadband Available with speeds of up to 80Mbps download 20 Mbps upload
Tenure – Freehold

Local Authority: Lichfield District Council & Staffordshire County Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

Opening Hours:

Monday to Friday	8.00 am – 8pm
Saturday	8.00 am – 8pm
Sunday	8.00am- 8pm

Guide price £1,200,000



New House Farm, Uttoxeter Road, Blithbury, Rugeley

Approximate Gross Internal Area

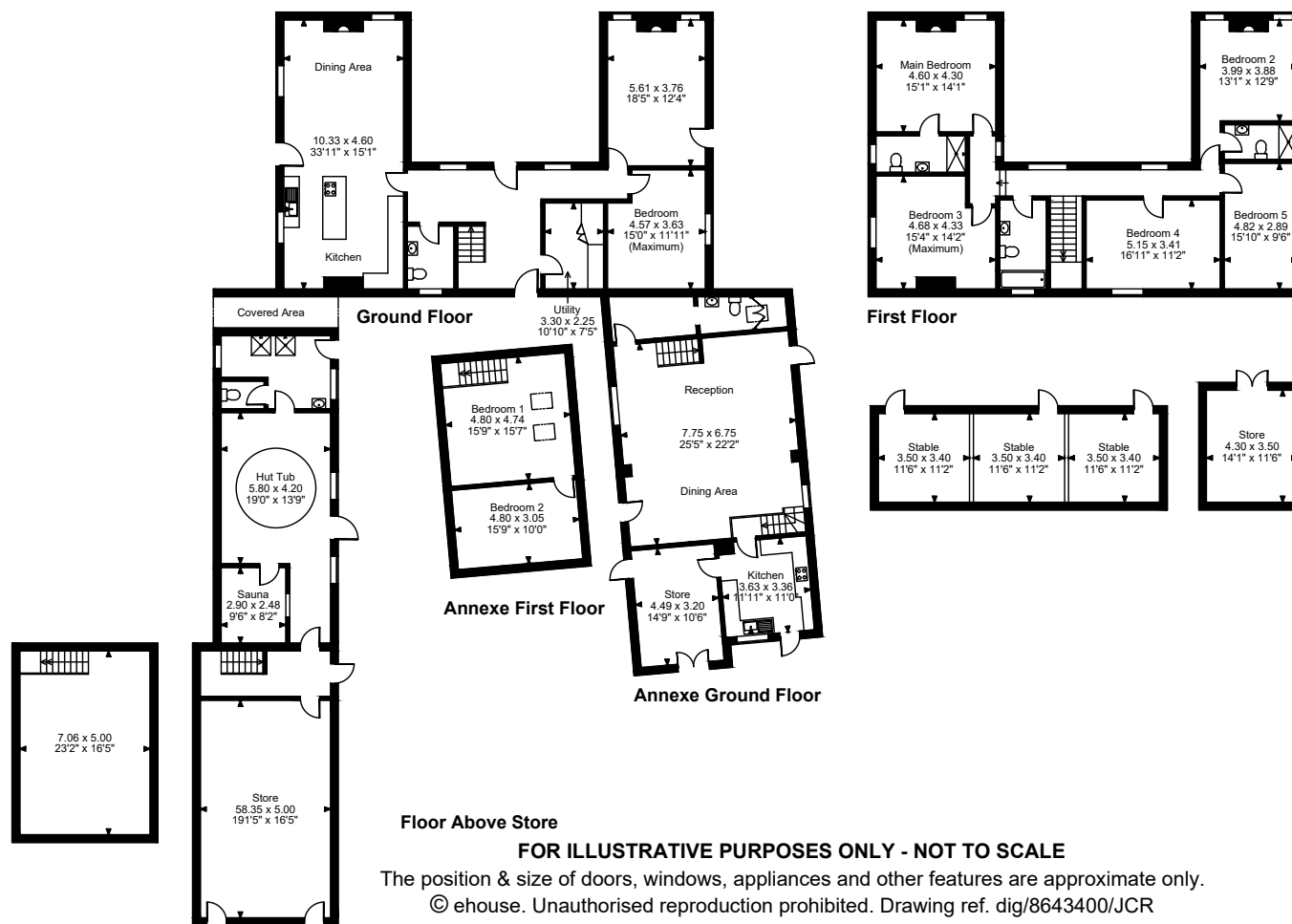
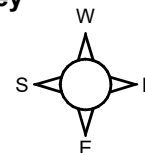
Main House = 2594 Sq Ft/241 Sq M

Annexe = 1380 Sq Ft/128 Sq M

Stores = 1619 Sq Ft/150 Sq M

Stables = 395 Sq Ft/37 Sq M

Total = 5988 Sq Ft/556 Sq M





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

Fine & Country Staffordshire

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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