

£1,700,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



5

3

5



5 REASONS WHY WE LOVE THIS HOUSE:

1

Sit on a large garden plot with additional paddock land measuring approximately 31 acres

2

Benefitting from having a range of sustainable energy sources including ground and air source heating along with solar panels generating electricity

3

Designed and built by the current owners, the property benefits from having fantastic views from each window and is orientated to make the most of the sunshine throughout the day

4

An extensive barn to the rear measuring approximately 50m x 25m with 15 stables inside and an indoor arena

5

Fantastic guest living accommodation linked to the main house by a glazed walk way with both cinema and games rooms



EPC: C

Bradley
White House Farm, Staffordshire, ST18 9EA

01785 851886
eccleshall@jamesdupavey.co.uk



Looking for your dream home in a beautiful Staffordshire village with un interrupted views of the surrounding countryside and space for all of the family? Stop that search right now! White House Farm has it all. Sat on a large garden plot with paddock land measuring a total of approximately 31 acres, there is plenty of opportunity with this property. The house has been built and designed by the current owners and has been finished to an exceptional standard with a range of sustainable features in place including solar panels providing electricity to the property and a combination of ground source and air source heating powering and under floor heating system. Inside, this beautiful house comprises of a large lounge with sun room to on side having a log burning stove set in the centre of the two spaces making them cosy no matter where you choose to sit. The hallway separates this fantastic room from the rest of the living accommodation and has a fabulous exposed brick wall with oak staircase to express the character of the house. The kitchen is the hub of the home with bespoke fitted kitchen having matching central island to create a breakfast bar with further storage space below. The granite work tops provide a sleek finish with range cooker fitted within a brick surround to bring the character to the room. The dining room is out to the rear having a further log burning stove set into the chimney breast whilst a hallway leads into the utility room with further units and storage space and access out to the garage and parking area to the rear. Upstairs, the master bedroom sits on its own above the dining room to the rear having a walk in wardrobe and en suite shower room whilst there are three further double bedrooms and the family bathroom with wall in shower, roll top bath and his and hers sinks to occupy the rest of the first floor. The whole property follows a tasteful neutral colour scheme with exposed oak and brick work throughout. A glazed walk way connects the main house with the barns to the side allowing the two spaces to become one should you prefer as well as

keeping them separate should that be your preference. Within the barns there is a purpose built cinema room with surround sound and led lighting to the ceiling. Beyond the cinema room there is a hallway with WC that would act as the entrance to this part of the property should you want to separate it off. There is a large room used as a games room with vaulted ceilings and exposed beams, a further lounge having full length windows to one side providing views into the neighbouring paddocks with a double bedroom having built in wardrobe and en suite shower room to make it all complete. Outside, this spectacular property sits within some beautifully maintained gardens having large lawns, pond with planted beds and decked seating area, orchard and vegetable patch. A large barn sits to the rear having once been an indoor arena with 15 stables whilst the paddock land stretched out away from the property. All of this within 3 miles of Stafford Town Centre. What more could you ask for? Call us today to arrange your viewing.

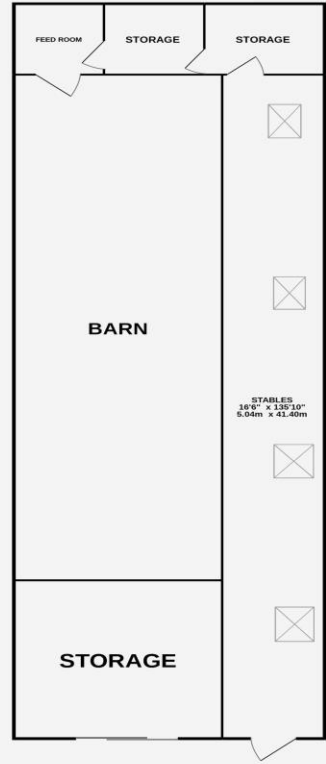
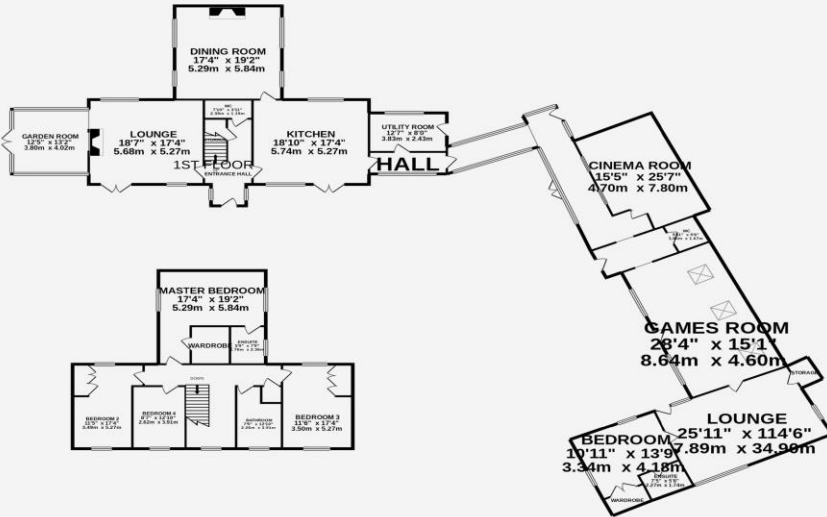
Location

Bradley is a small village sat between the County Town of Stafford and Haughton. The village boasts a beautiful pub, church and village hall with fantastic travel links by road and rail in Stafford along with all other amenities.

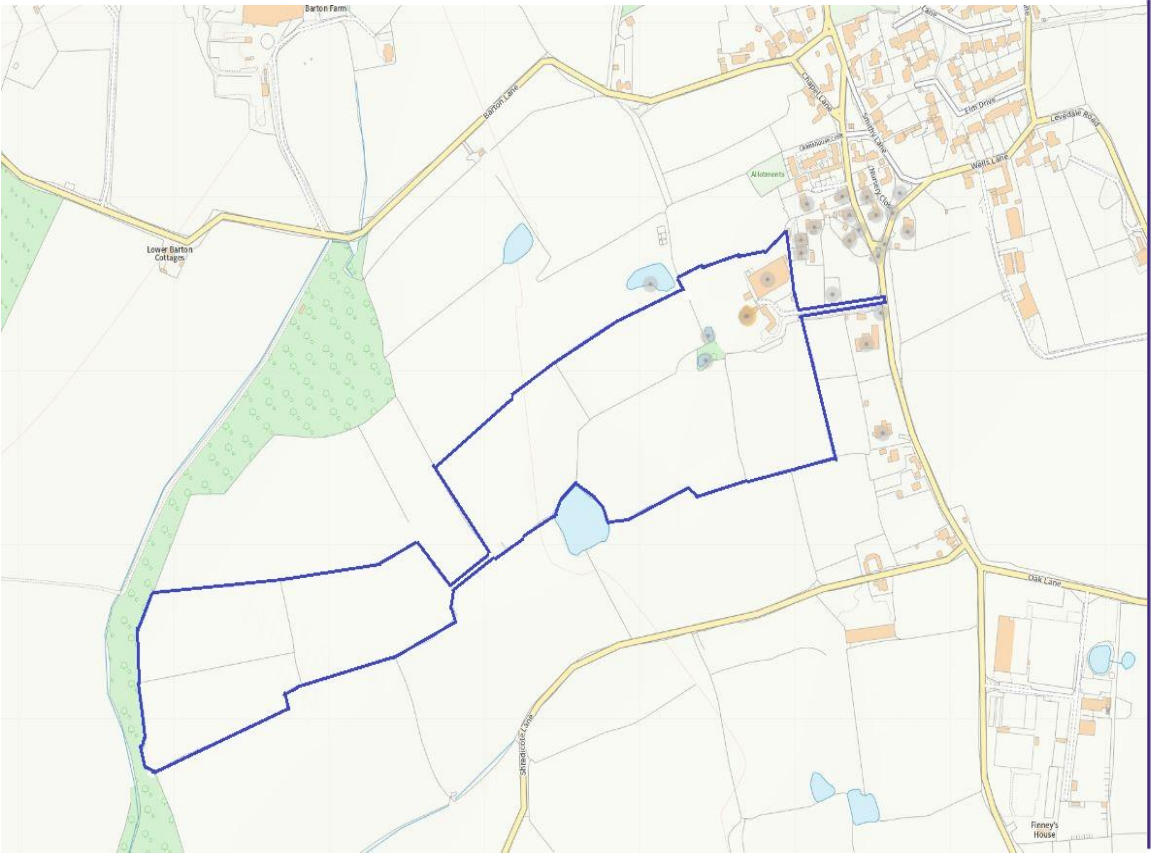
Directions

Leave Stafford on the A518 Newport Road proceeding under the M6 motorway bridge and towards the village of Haughton. Just prior to entering the village of Haughton take a left hand turn onto Bradley Lane and proceed into the village of Bradley. As you come into the village of Bradley, Follow the road onto Holly Lane then to the left onto Wells Lane bearing left onto Mitton Road where the property can be found on the right hand side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Tenure: Freehold –
Council Tax Band:
Notes:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	78	85
England & Wales	EU Directive 2002/91/EC	



Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

James Du Pavey
INDEPENDENT ESTATE AGENTS

11B High Street Eccleshall Staffordshire ST21 6BW
01785 851886 | eccleshall@jamesdupavey.co.uk | www.jamesdupavey.co.uk

