



Orchard Farm, Ashflats Lane
Stafford, ST18 9BP

peterjames
PROPERTY

Orchard Farm

Stafford – 5.3 miles

Wolverhampton – 14.2 miles

(Distances are approximate)

An idyllic 4-bedroom detached country cottage just five minutes from Stafford enjoying beautiful garden, superb rural views and tranquil ambience.

Dining Hall

Sizeable breakfast kitchen with wood burner

Lounge with open fire

Downstairs WC

Substantial master bedroom

Three further double bedrooms

Family bathroom

Very generous laundry room

Large double garage with first floor, two-roomed office space with air conditioning

Workshop with storage over

Gated parking

Beautiful gardens with orchard and vegetable plot

Two green houses

Approximately 1 acre of land



Orchard Farm

Enjoying a superb rural position surrounded by open fields, this charming and generously proportioned 4-bedroom detached cottage boasts glorious, far-reaching views across the local countryside yet is only five minutes from both Stafford and Coppenhall village. Stafford Grammar School is less than two miles away and the M6, A449, and A518 are all exceptionally easy to reach from the property. The cottage is thought to date back at least to the mid-1800s, originally serving as agricultural accommodation and still retaining a wealth of period features, including rustic beamed ceilings. Sitting on approximately an acre of land, this wonderful rural home is ideal for families hoping to settle down in an idyllic location with unusually convenient access to local schooling, other amenities, and extensive rail and road links. The cottage includes a charming dining hall, a lounge with fireplace, and a large breakfast kitchen fitted with solid wood units, a delightful breakfast area, and a wood-burning stove. Across the first floor, the house offers a light and spacious master bedroom and en suite in addition to three further excellent double bedrooms and a family bathroom. Within the grounds, the cottage provides a stunning mature garden with orchard, a vegetable plot, and beautiful landscape views. Gated parking is available at the front elevation before a substantial double garage. Originally the farm's dairy, a second large outbuilding offers a sizeable fitted laundry/boot room and a workshop, with storage space over. Additionally, a delightful two-room, first-floor office above the garage represents considerable potential for annex accommodation or other purposes (subject to planning permissions), having previously been used to support a home business



At the front of the property, a timber door opens to the **porch**, where a glazed door continues to the very spacious **dining hall**. Featuring a charming beamed ceiling, rustic exposed brickwork, and a built-in store cupboard, this excellent additional reception space offers double doors to the **lounge** on the right, a comfortable living room with an open fireplace and fitted media unit. At the rear of the dining hall, one enters the capacious and characterful, **25ft breakfast kitchen**, having a fitted wooden dining area arranged around a fireplace with Cotswold wood-burner. Extending to over 25ft, the kitchen is furnished with traditional solid timber units and enjoys dual-aspect windows with views over open fields. Plenty of storage is provided in addition to a wide induction hob, dishwasher, an under-counter fridge, and an eye-level double oven. Off the kitchen, a rear hallway with stable door provides access to further storage and the **downstairs WC**. The very large **external utility** can be found a few steps from the back door, passing beneath a beautiful oak porch, and is fitted with timber units. Considerable space is available here for laundry appliances and additional fridges or freezers.

To the left of the dining hall, a door conceals a staircase with a charming exposed brick wall, ascending to the landing above and illuminated by a window affording views across open fields. Beneath a beamed ceiling, the landing leads onto **bedroom two** on the right, at the front of the property. A very spacious double with double windows looking towards the garden and surrounding countryside, the second bedroom includes lovely rustic beams and sizeable fitted

wardrobes. Opposite, **bedroom four** provides a good-sized double also enjoying excellent rural views, with fitted wardrobes and overhead cupboards. Adjacent, the **bathroom** can be accessed beside bedroom three and is of a very pleasant size, including both a walk-in shower and a down-lit bath. The **third bedroom** is a further ample double, also benefitting from fitted wardrobes, overhead cupboards, and wonderful views over the landscape. At the end of the landing, one enters the **master bedroom**, a superb principal double room with extensive fitted storage, stunning vistas from the windows, and a cosy yet spacious ambience beneath a beamed ceiling.

This superb rural home can be found on a quiet lane with gated parking before the very attractive white frontage. Off the driveway beside the house, the **detached double garage** is of a very generous size with space for storage in addition to vehicle parking. The garden is located at the front, enclosed by hedging and enjoying glorious views over open fields and a natural pool. A large, well-maintained lawn is enhanced by carefully thought-out planting within sizeable beds, creating an idyllic space perfect for a keen gardener. To one side of the garden, a fruitful orchard area provides plum, cherry, apple, and walnut trees, in addition to blackcurrants and raspberries. At the rear of the house, the plot also includes a substantial vegetable garden and two greenhouses, ideal for those looking to becoming more self-sufficient. The extensive outbuildings are also accessible from a yard area beside the house, where a door at the side of garage conceals stairs to a capacious **two-room office** above. Both rooms are of an impressive size; one is somewhat wider than the other and both enjoying dual

or triple-aspect windows with glorious landscape views. A **workshop** is also located beside the utility, a useful additional space with loft storage above.

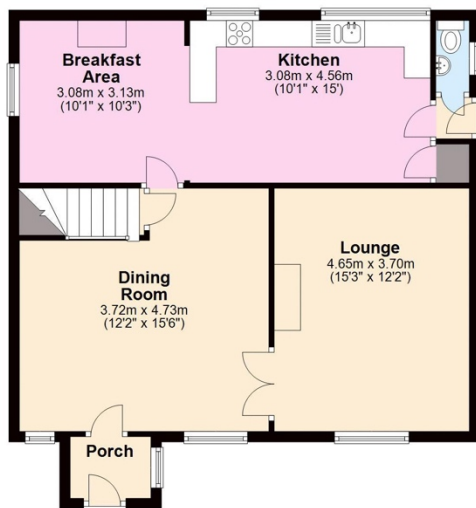
Situation

This wonderful property is surrounded by glorious open countryside and is perfect for those seeking a more laid-back, peaceful lifestyle. However, it is also exceptionally convenient for commuting, lying close to the M6 and A449. This unique country home offers the rare opportunity to live in bucolic tranquility just a few minutes from major road connections, facilitating easy travel throughout the wider area. The centre of Stafford is less than a ten-minute drive from the property, offering a wealth of amenities including a rail station for national travel. Closer to home, nearby Coppennall village provides a village hall, pub, and a friendly local community. Stafford Grammar School is just four minutes' away and the surrounding area offers a choice of schools to both sectors, across Stafford, Cannock, Penkridge, and Wolverhampton.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures, fittings or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until verified by their own Solicitors. The sale particulars may change in the course of time and any interested party is advised to make a final inspection of the property to exchange of contracts.

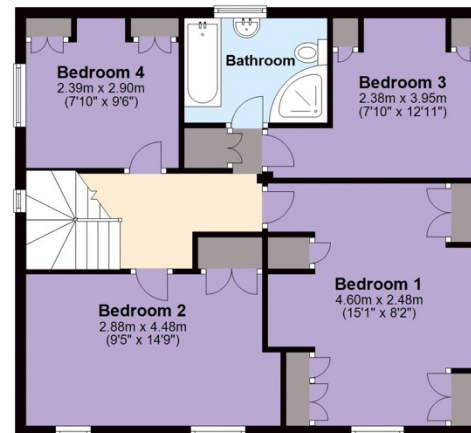
Ground Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



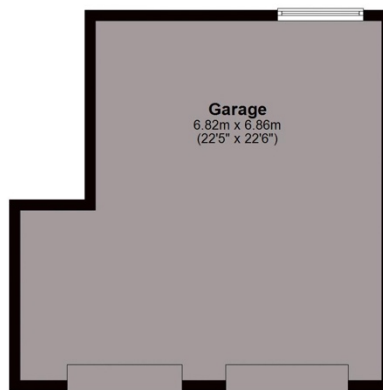
First Floor

Approx. 66.0 sq. metres (710.1 sq. feet)



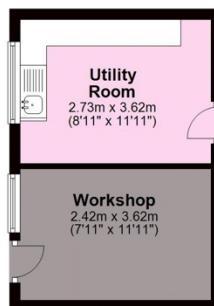
Outbuilding

Approx. 41.6 sq. metres (448.3 sq. feet)



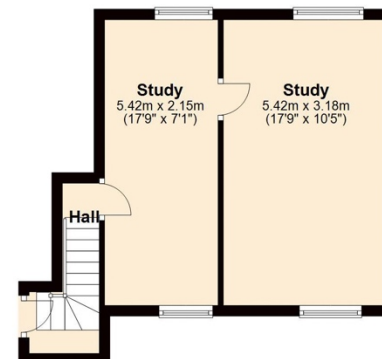
Outbuilding

Approx. 19.0 sq. metres (204.6 sq. feet)



Outbuilding

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 228.3 sq. metres (2457.3 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.

Orchard Farm, Ashflats Lane, -

EPC - The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

Fixtures and Fittings - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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PROPERTY

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