



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Cottage Farm, Sandon Bank, Sandon, Stafford, ST18 9TB

For Sale by Private Treaty

Offers in the Region of £750,000

Cottage Farm

Cottage Farm offers an opportunity to purchase a well-positioned smallholding located between Sandon and Stafford set in picturesque countryside

The property has the benefit of an outbuilding and a farm building standing in a total of 5.36 acres or thereabouts

The property presents an exciting opportunity for either smallholders, equestrians or those simply looking for a rural property in a countryside setting.



Situation

Cottage Farm enjoys a pleasant aspect and outlook and is situated on the B5066 road between Sandon and Stafford, the property lies 3.8 miles from the centre of Stafford and 5 miles from Stone

What3words: ///placidly.runners.hairspray

Description

Cottage Farm offers a rendered brick and tiled four bedroom dwelling, with a small range of agricultural outbuildings mainly constructed of brick and tiled, along with a timber and corrugated livestock building and 4 bay storage barn standing in a total of 5.36 acres or thereabouts set in picturesque countryside with outstanding views from the front of the property.



The property has a number of original features including exposed ceiling beams, which add to the character of the property with the accommodation briefly comprises the following: -

Front Entrance Door

Leading into Open spacious **Hallway** with pine staircase off giving access to: -

Cloakroom

With tiled floor, wash hand basin and low flush WC

Lounge/Living Room – 6.01m x 5.62m max

With Inglenook brick fireplace with wood burning stove, radiator and patio doors to the garden

Dining Room – 3.88m x 5.37m

With impressive Inglenook brick fireplace with wood burning stove, radiator and exposed beams to the ceiling.

Internal Utility Room/Office – 3.99m x 1.98m

With radiator and concrete floor

Breakfast Room – 3.80m x 4.11m

With radiator and exposed ceiling beams

Snug – 3.76m x 3.66m

With red tiled floor, brick fireplace with wood burning stove, radiator and windows to two elevations.



Cloakroom off – 2.45m x 2.45m

With low flush WC, wash hand basin and brick floor and Mistral oil fired boiler for central heating.

Utility Room – 4.13m x 1.62m

With red tiled floor, sink unit, plumbing for washing machine, radiator, Belfast sink, Velux window and rear entrance door.

Small Storeroom

With tiled floor

Kitchen – 3.78m x 2.42m plus 2.93m x 1.91m

With tiled floor and range of wall and floor units, sink unit, electric cooker, oil fired Aga, part tiled walls and part exposed ceiling beams

Cloakroom

With tiled floor, wash hand basin and low flush WC.

Staircase

Leading to *First Floor Landing* giving access to: -

Bedroom Number One – 3.88m x 5.55m max

With built in wardrobes and radiator and windows to two elevations

Bedroom Number Two – 3.65m x 2.45m max

With radiator and window to front elevation

Bathroom – 2.44m x 2.28m

With bath with shower over, low flush WC, wash hand basin and tiled walls and radiator



Small Storeroom behind

With hot water cylinder

Bedroom Number Three – 2.86m x 3.00m max

With built in cupboards and radiator

Bedroom Number Four – 3.80m x 2.94m

With radiator and built in cupboard.

OUTSIDE

The property is access off a gravelled driveway leading to a forecourt area.

There is a spacious garden area with lawn and floral borders with a number of mature shrubs giving the property a pleasant aspect.

OUTBUILDINGS

The property benefits from a range of outbuildings comprising the following:-

Brick and Tiled Range of Three Looseboxes

Loosebox Number 1 – 3.00m x 4.63m

With concrete floor and passageway

Loosebox Number 2 – 4.40m x 2.62m

With concrete floor

Loosebox Number 3 – 4.34m x 3.40m

With concrete floor



In addition, there is an agricultural building comprising

4 Bay Storage Barn – 5.5m x 12.49m

Timber and corrugated sheeted, 3 bays are open fronted and 1 bay enclosed, with timber lap boarded walls.

Adjacent there is a timber lap board and corrugated **Livestock Building – 5.52m x 9.31m**

LAND

The land is undulating in nature and all laid to permanent grassland which is considered to be in good heart and capable of growing good crops of grass for grazing purposes and extends to 5.36 acres or thereabouts including the homestead.

It is noted that the property has previously had an agricultural holding number, being an registered small holding.

LAND REGISTRY

The property is held on the land registry under title number SF687707 a copy of the plan is attached showing the extent of the property and land.





FLOOR PLAN

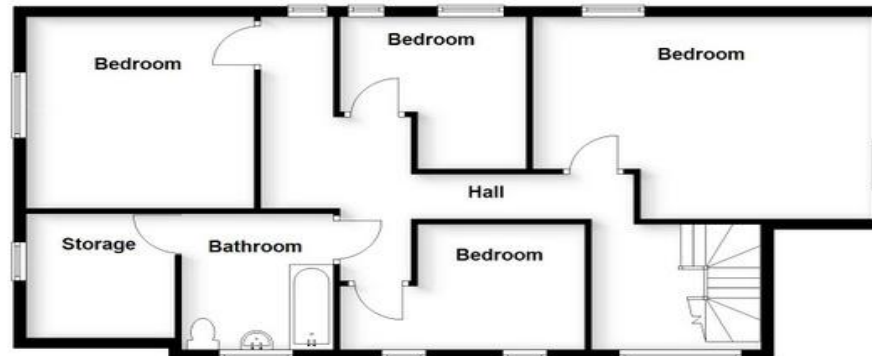
Ground Floor

Approx. 136.6 sq. metres (1470.1 sq. feet)



First Floor

Approx. 80.6 sq. metres (867.7 sq. feet)



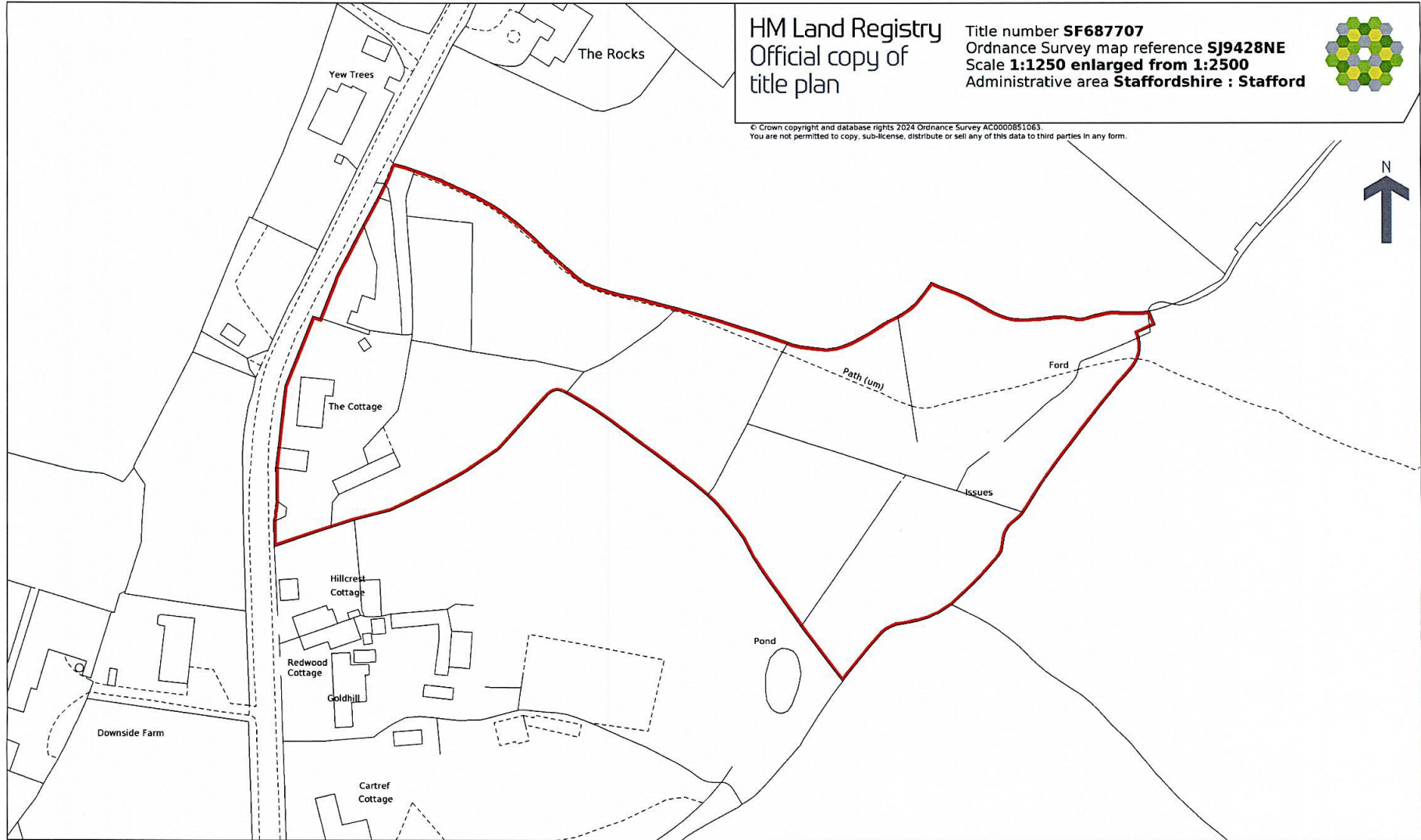
Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	24 F	
1-20	G		

The graph shows this property's current and potential energy rating.

PLAN



SERVICES

We understand that the property is connected to mains electricity and water, with oil fired central heating and drainage being by private means.

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Stafford Borough Council, to whom all enquiries of planning or other relevant matters should be addressed.

COUNCIL TAX BAND

The property falls under the council tax band 'G'.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

VIEWINGS

Strictly by appointment only by prior arrangement through Graham Watkins & Co. Contact out office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MEASUREMENT

All measurements given are approximate and are 'maximum' measurements.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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