Village Farmhouse

Seighford, Stafford, ST18 9PQ

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£1,100,000

A stunning Grade II listed farmhouse which has been considerably improved over recent years and provides stylish and extensive living. Full of an abundance of both charm and character with flexibly arranged accommodation plus a self-contained annexe.

The main ground floor comprises of a charming and very well-proportioned lounge which is full of character and features a large inglenook fireplace with a log burner, a useful store off and an inner hall with stairs to the first floor. The lounge gives access to a very impressive, large ground floor bedroom, and a lobby which leads a superb shower room with exquisite tiling and features a spacious shower with waterfall head, wash basin and w.c.

Also off the lobby is a door to a separate dual aspect sitting room which in turn leads to a rear hall with a utility area and steps up to a feature mezzanine.

To the rear is the magnificent open plan living, dining kitchen which features a stunning vaulted ceiling having exposed beams and roof lights. The kitchen has an extensive range of stylish units with wooden worktops and a matching island which incorporates a dining bar. There is a feature glass floor and trap door to the wine cellar below. The spacious dining area has a log burner and full width bi folding doors opening to the superb indoor/outdoor entertaining space.

On the first floor, the landing leads to three double bedrooms and the family bathroom.
The principal bedroom incorporates a traditional rolltop freestanding bath with a chrome mixer tap and shower and beautiful tiling. There is a separate wash basin and w.c.

The superbly appointed family bathroom again features a roll top bath with external tap and shower, wash basin and w.c.

The property boasts a self-contained annexe which can be accessed internally from the main house or externally with separate access. It features a lovely sitting room with log burner and a spacious dining kitchen which has an attractive range of grey coloured units. There is a first floor bedroom with shower and a separate w.c and wash basin. The annexe also has its own garden space.

This beautiful farmhouse stands back from the road and has an impressive side gated entrance which leads to a spacious and sweeping drive with traditional circular water feature. There is a three bay carport, single garage and external steps to the office space above.

The garden areas are very spacious and include a partly covered indoor/outdoor entertaining terrace and to the side of the house. There is traditional country garden which incorporates a large fishpond and an extensive lawned area beyond, in addition to a productive garden. There are some beautiful views to the rear.

Stafford town centre is approximately a 10-minute drive and has a mainline railway station with regular services to London Euston, some of which take only 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network.

Agents Notes: There is no mains gas.
Our clients are about to undertake certain works to the carport block in order to obtain a Building Control Completion Certificate.
The Land Registry refers to covenants and a copy of which is available upon request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Staffordshire County Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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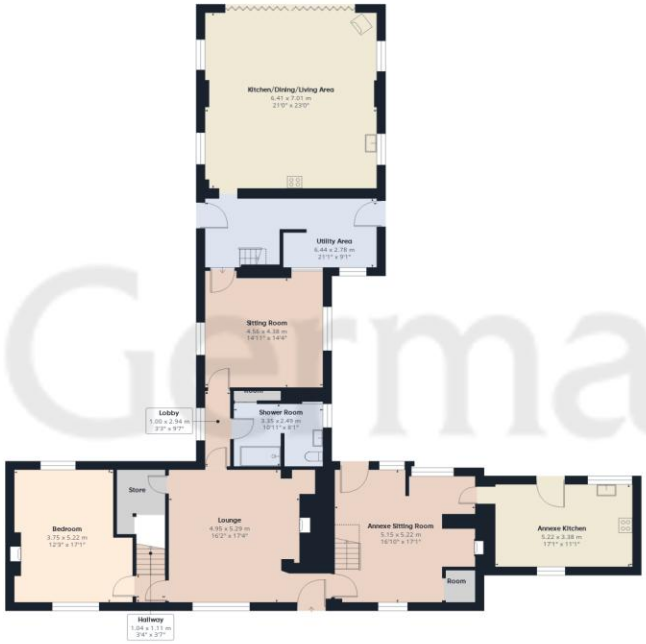

Ground Floor Building 1

N E W S

Floor 1 Building 1

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Approximate total area(1)

305.3 m²

3289 ft²

Reduced headroom

9.5 m²

102 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

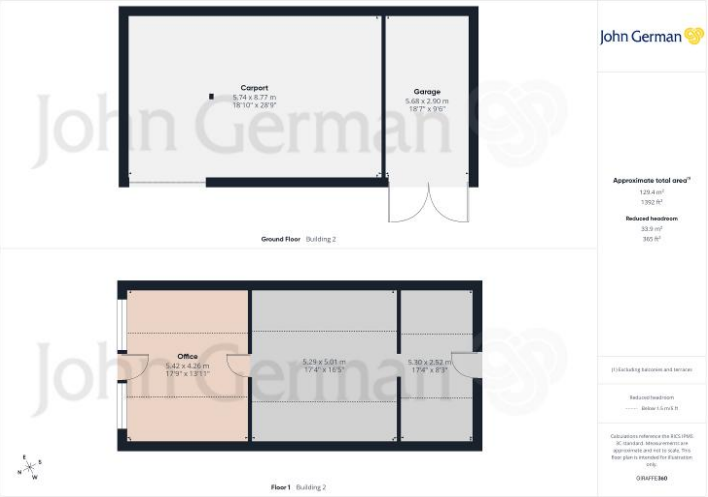
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

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