

# Beamhurst Hall Farm

Beamhurst, Uttoxeter, ST14 5EA

John   
German





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£637,000

Extremely handsome traditional detached former farmhouse providing spacious and versatile family sized accommodation, occupying a lovely plot extending to approx. 0.33 acre in total.

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If searching for a traditional home retaining a wealth of character and charm mixed with modern high specification living, internal inspection of this delightful Staffordshire farmhouse is absolutely essential. Providing generously sized and well planned family sized accommodation plus versatility to suit most household's requirements, consideration is also recommended to appreciate the improvements made by the current owners and the balance between the spacious ground floor accommodation with the six bedrooms and three bath/shower rooms. Occupying an established and enclosed plot which extends to approximately 0.33 Acre in total, including off road parking for numerous vehicles and a detached double garage with an adjoining workshop/store.

Situated on the semi-rural outskirts of Uttoxeter and only a short drive away from its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, the multi-screen cinema, the three tier school system plus the well-regarded local private schools of Denstone College and Abbotsholme School. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A composite entrance door opens to the welcoming central reception hall having a lovely timber staircase rising to the first floor with access to the cellarage below. Quality doors lead to the spacious and versatile ground floor accommodation.

Across the front of the home are the two equal generously sized principal reception rooms - the formal living room and dining room, both having focal living flame effect fires with feature surrounds and windows overlooking the garden.

The daily heart of this home is the separate sitting/family room which provides ample space for both dining and soft seating, having exposed beams, a focal chimney breast with a log burner set on a hearth and a side facing window. Doors lead to the enclosed rear porch which in turn opens to the courtyard, and a walk in cloakroom which has hanging space and a door to the fitted guest's WC having a modern two piece suite, also housing the freestanding oil fired central heating boiler.

Completing the ground floor accommodation is the fitted kitchen which has an extensive range of units with work surfaces and an inset sink unit set below the wide side facing window overlooking the garden, a fitted electric hob with a stainless steel extractor hood over, electric oven under plus a further fitted combination oven/microwave and coffee maker. Additionally, there is an integrated dishwasher and space for a fridge freezer.

A composite door opens to the side garden and internal doors open to a walk in pantry having space for a fridge freezer, and to the fitted utility room which has range of units with worksurfaces, an inset sink unit plus space for appliances.

To the first floor the landing leads to the six bedrooms, five of which can accommodate a double bed with the sixth bedroom making an ideal study if required. The two front facing large double bedrooms both benefit from superior en suite fully tiled shower rooms having white contemporary three piece suite incorporating double shower cubicles with mixer showers.

Completing the accommodation is the superior fully tiled family bathroom having a modern suite incorporating a panelled shower bath with a mixer shower over and glazed screen, built in airing cupboard and a side facing window.

The property is set back towards the rear of the enclosed plot which extends to approx. 0.33 of an acre in total having a wide lawn to the front which wraps around to both sides of the home including a feature enclosed lawn area to one side with central water feature and gravelled paths. At the rear is an enclosed 'courtyard' enjoying a good degree of privacy.

Electronically operated wrought iron gates open to the gravelled driveway providing ample off road parking for numerous vehicles, with an EV car charging point, leading to the detached double garage which has an electronically operated up and over door along with an adjoining store/workshop that opens to the rear 'courtyard'.

**what3words:** bulletins.shepherds.stem

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Driveway and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Klargester drainage system

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - 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:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16012025









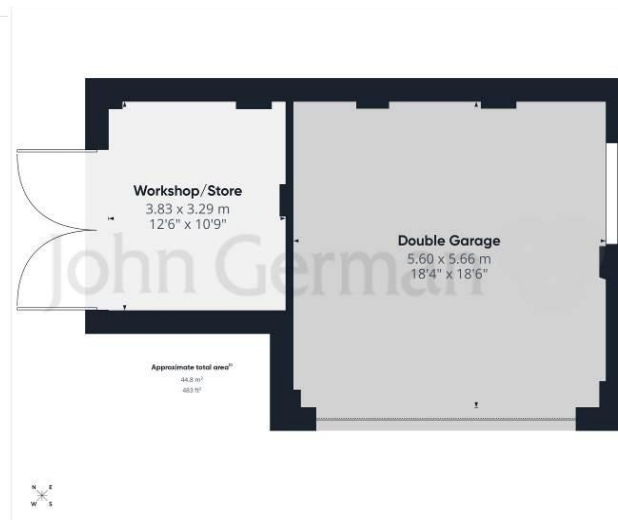




Ground Floor



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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