



BROOK FARM

Hartley Green, Gayton, Stafford, ST18 0HJ



AN OUTSTANDING OPPORTUNITY

An outstanding opportunity to acquire a substantial farmhouse with barns set in approx. 1.76 acres in an enviable setting.

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Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water supply. Private drainage system to sewage treatment plant.

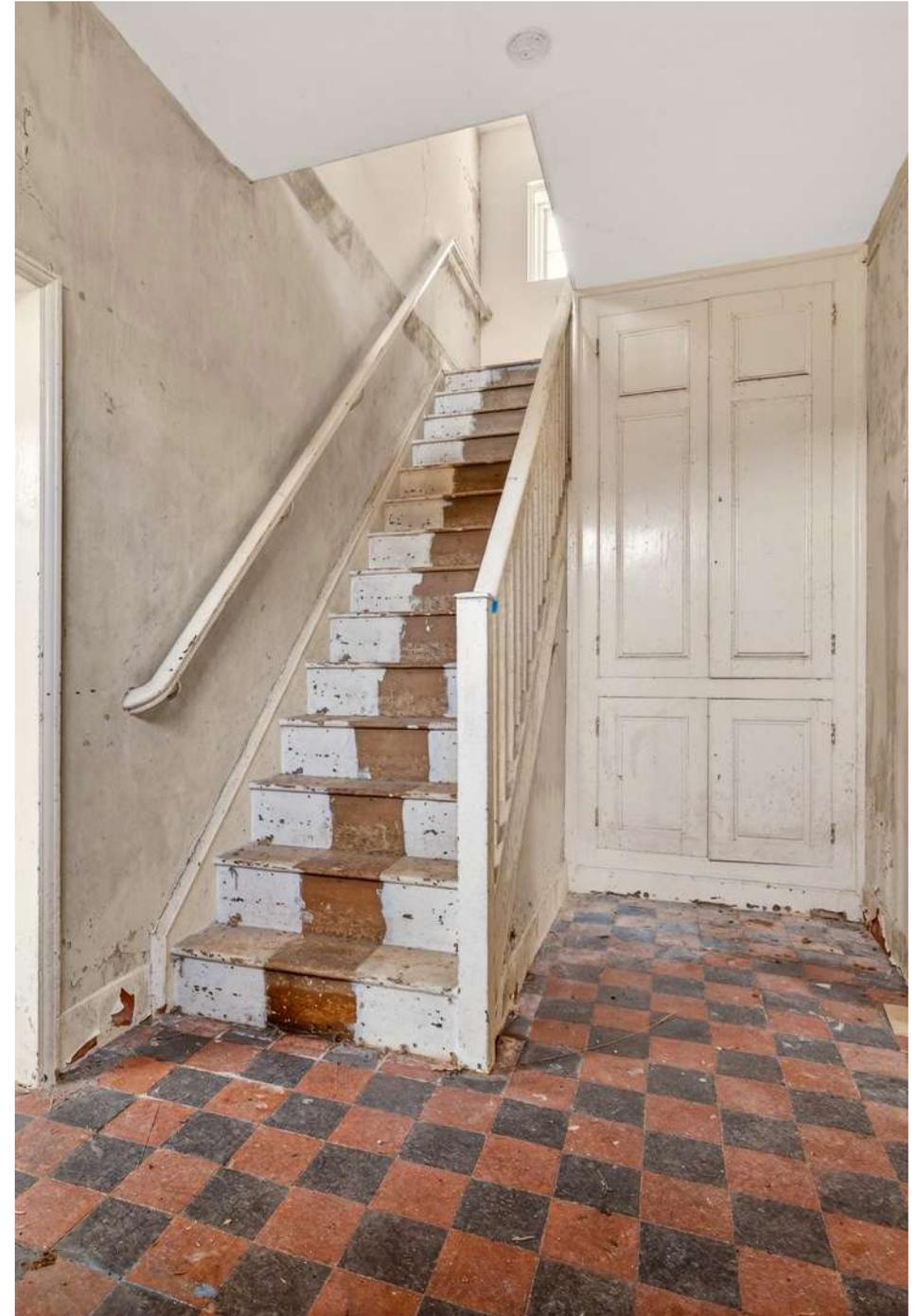
Guide Price: £750,000



BROOK FARM

An outstanding opportunity to acquire a detached farmhouse together with a range of traditional and modern farm buildings, set in approx. 1,76 acres of gardens, grounds and paddock. Located in a superb rural setting of the Hartley Green loop, Brook Farm offers the ideal blend of tranquillity and convenience being in easy reach of a wide range of amenities.

The farmhouse itself offers excess of 2,500 sq ft of accommodation. Whilst in need of a full programme of refurbishment works, the house itself offers high ceilings and excellent views from all aspects.







Externally, there is a substantial range of traditional brick and tile barns which offer endless potential, subject to the relevant consents. The barns are all set around a central courtyard in front of the house, while an accessway continues on to the modern buildings. All in all, the overall plot totals approx. 1.76 acres.

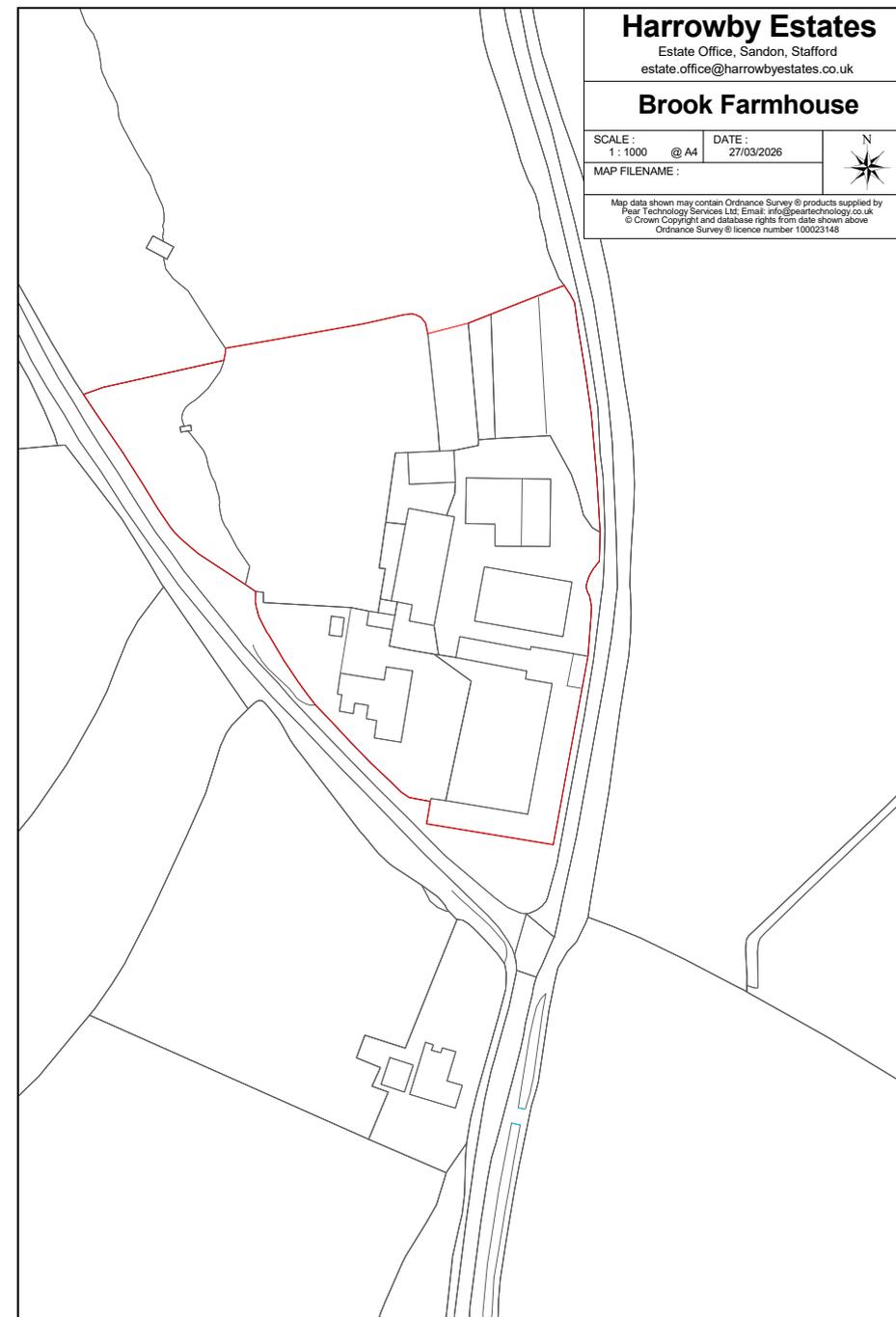
Agents Notes

1. The property will be sold subject to an overage across all outbuildings and barns for any use which is not ancillary to the main dwelling. This will be a 25% uplift for a period of 20 years. Please speak to the selling agent for further information.
2. There has been some structural movement to the house.
3. Due to the condition of the property, conventional mortgage finance may not be available.



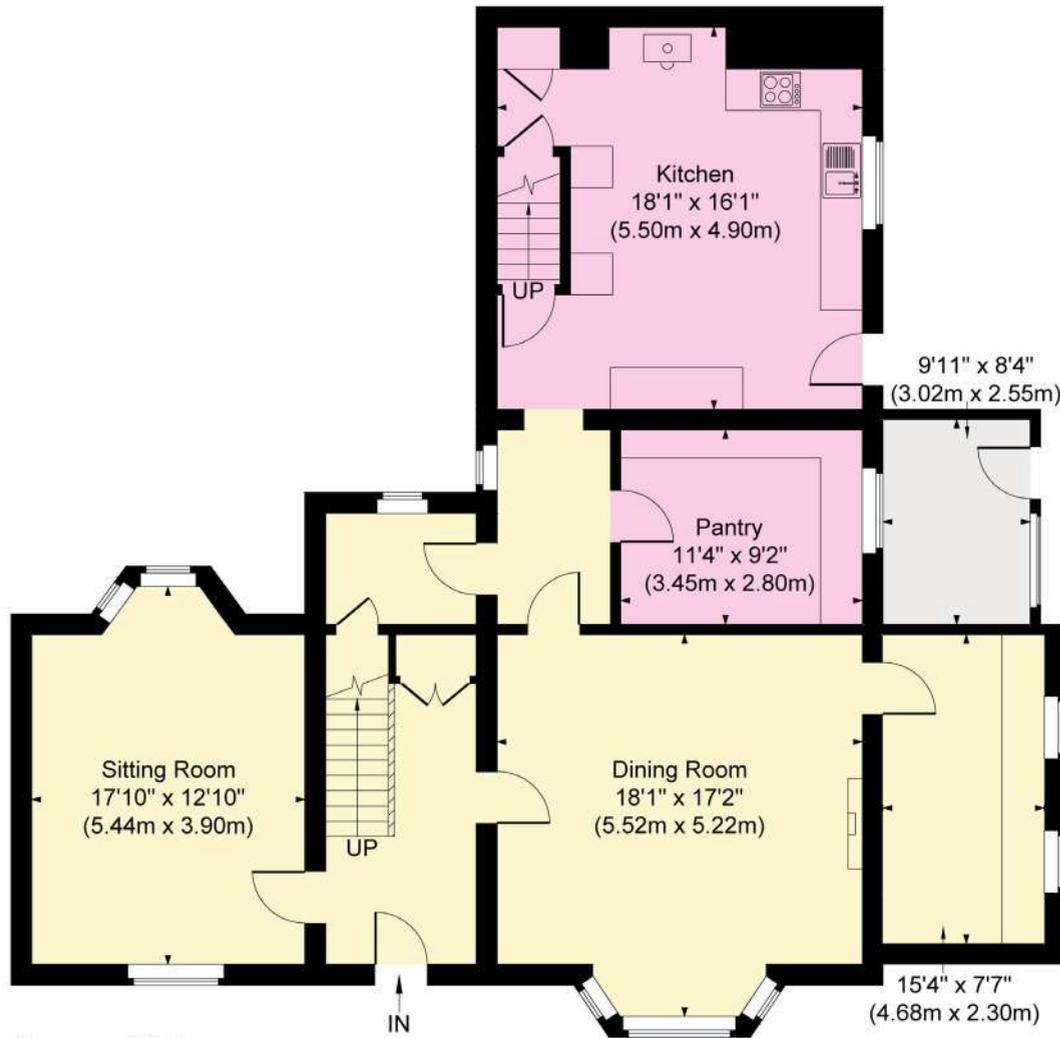
LOCATION

Brook Farm is located in the ever-popular village of Gayton, just under 8 miles from the county town of Stafford. The larger village of Weston lies just 1.5 miles away and offers a wider range of village amenities including public houses, schools, hotel, village shop and church. The well renowned Weston Hall is located on the edge of the village and offers fine dining as well as luxury accommodation. Sandon is located a little further afield and benefits from a village store, active cricket club and The Dog & Doublet Inn. The village hall at Gayton offers regular events throughout the year including quiz nights, nature day events, easter egg hunts and more whilst St Peter's Parish Church offers regular services. Brook Farm is well placed for accessing the regional road network with the M6 at J14 providing efficient access to the M6 Toll, M42, M1 and A50. Birmingham Airport is approximately 37 miles and East Midlands Airport is approximately 38 miles. Stafford railway station is positioned on the West Coast mainline and offers intercity services to London Euston in just one hour and twenty minutes. The station also provides access to Birmingham in around half an hour and to Manchester in an hour. There is an excellent range of schooling within the area including Yarlet School, Stafford Grammar School, Denstone College, St Dominic's Stone and Abbotsholme. There are also primary schools located in the nearby villages of Weston and Milwich.





Brook Farm, Gayton
Approximate Gross Internal Area = 244 sq.m/2625 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Brook Farm, Gayton
Approximate Gross Internal Area = 838 sq.m/9022 sq.ft

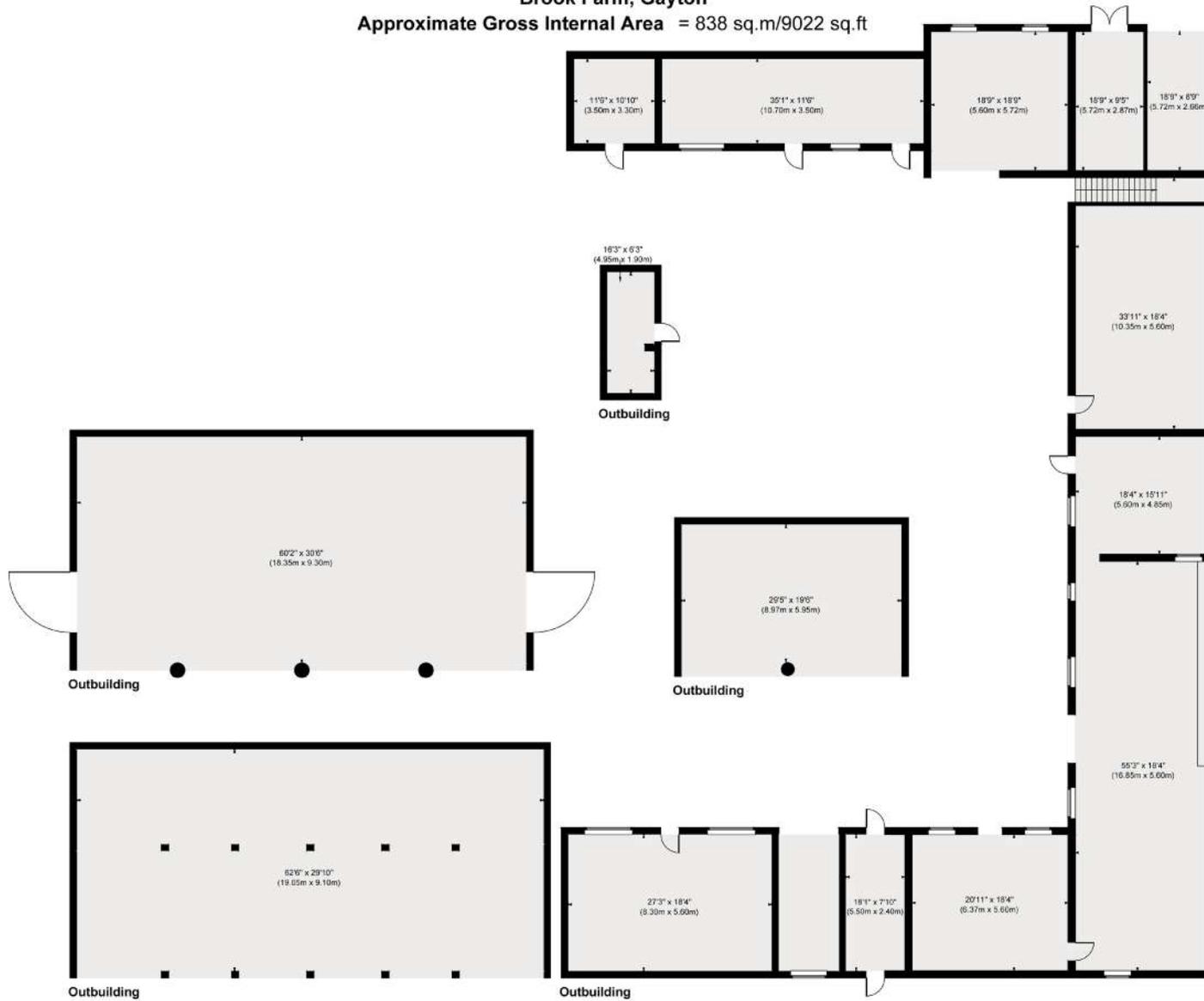


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We would be delighted
to tell you more.

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