

Valley View Cottage

Long Lane, Dunston Heath, Stafford, ST18 9FB

John German





Valley View Cottage

Long Lane, Dunston Heath, Stafford, ST18 9FB

£875,000

A unique opportunity to acquire an equestrian focused property which has the considerable benefit of a separate detached barn providing ancillary three bedroomed accommodation. The plot includes two beautiful fields, menage, stables and other outbuildings, all extending to approximately 11 acres.



Valley View Cottage

A detached dormer style house which briefly comprises; reception hall with stairs rising to the first floor. A delightful lounge which is dual aspect and has log burner. Bathroom having a white suite comprising bath, circular wash basin with integrated cupboard beneath. Very pleasant sitting room with fireplace, built-in cupboard and doors opening to an excellent conservatory which enjoys views of the garden and fields. Dining kitchen which has an extensive range of oak faced units with contrasting work surfaces, in addition to a walk-in pantry. The kitchen opens to a lovely dining area which has glazed French style doors opening to the garden. A cloakroom with WC and wash basin and a very good sized boot room/utility.

On the first floor, there are three bedrooms, two of which share a Jack and Jill walk-in wardrobe and one of which is en suite with a shower, wash basin and WC. All three bedrooms enjoy fine extensive views over the fields and the neighbouring countryside.

The cottage stands back from the road beyond a front garden and a spacious drive capable of parking numerous vehicles to the side, plus a large garden shed. The garden extends to the side of the property where there is a pond. The very pleasant rear garden has a sun terrace from the conservatory and is mainly laid to lawn. This backs directly onto one of the fields.

Valley Barn (ancillary accommodation)

The barn is situated within a yard which is approached via an unadopted and shared track with a neighbouring farmer. The barn itself has an open plan living kitchen with feature vaulted ceiling, the kitchen area is fitted with an attractive range of units with contrasting work surfaces, hob, oven and extractor. There is a hall leading to three bedrooms and a bathroom fitted with a bath, WC and wash basin with integrated cupboard.

There are two separate fields, one of which has a menage. Within the gated yard, there are a range of buildings; the main one incorporating six stables and storage facility, a timber building provides an additional stable and further storage, a horse box/caravan shelter, a spacious building known as the 'snug' and a secure tack room.

The property is situated in a truly idyllic location surrounded by some beautiful Staffordshire countryside perfect for riding, yet only five minutes from junction 13 which provides direct access into the national motorway network and M6 toll. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston and the thriving village of Penkridge also has a railway station.

Agents notes

There is no mains drainage to either of the properties.

There is no mains gas to either of the properties.

We understand the current income from the solar panels is approximately £1500 per annum.

The track to Valley Barn is unadopted and the neighbouring farmer also has the right to use it.

Valley Barn was originally converted without planning consent or building control regulations. Our clients, however, have subsequently obtained retrospective planning consent for 'Conversion of an existing outbuilding into ancillary residential accommodation'. This was granted by South Staffordshire Council against application 25/00459/FUL.

We understand the property is registered as a smallholding and equestrian.

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: Standard

Parking: Drive

Electricity supply: Mains to both the house & barn

Water supply: Mains to both the house & barn

Sewerage: Septic tank to both the house & barn

Heating: LPG to both the house & barn

(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/>

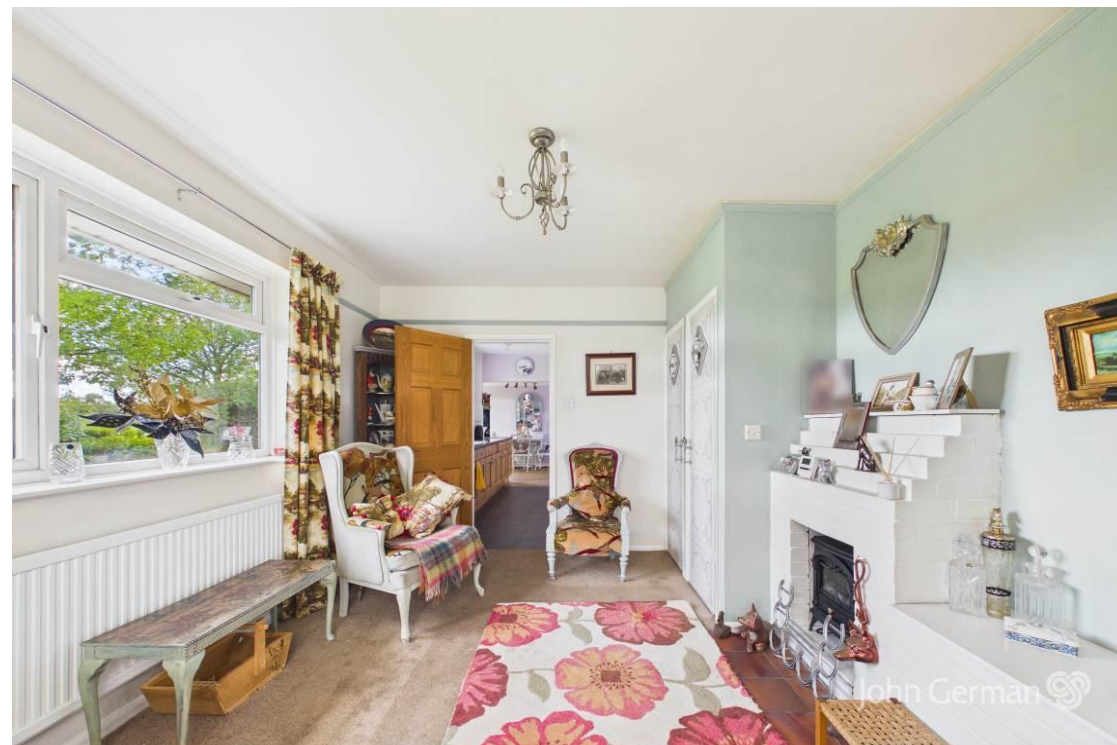
Local Authority/Tax Band: South Staffordshire Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20052026

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.

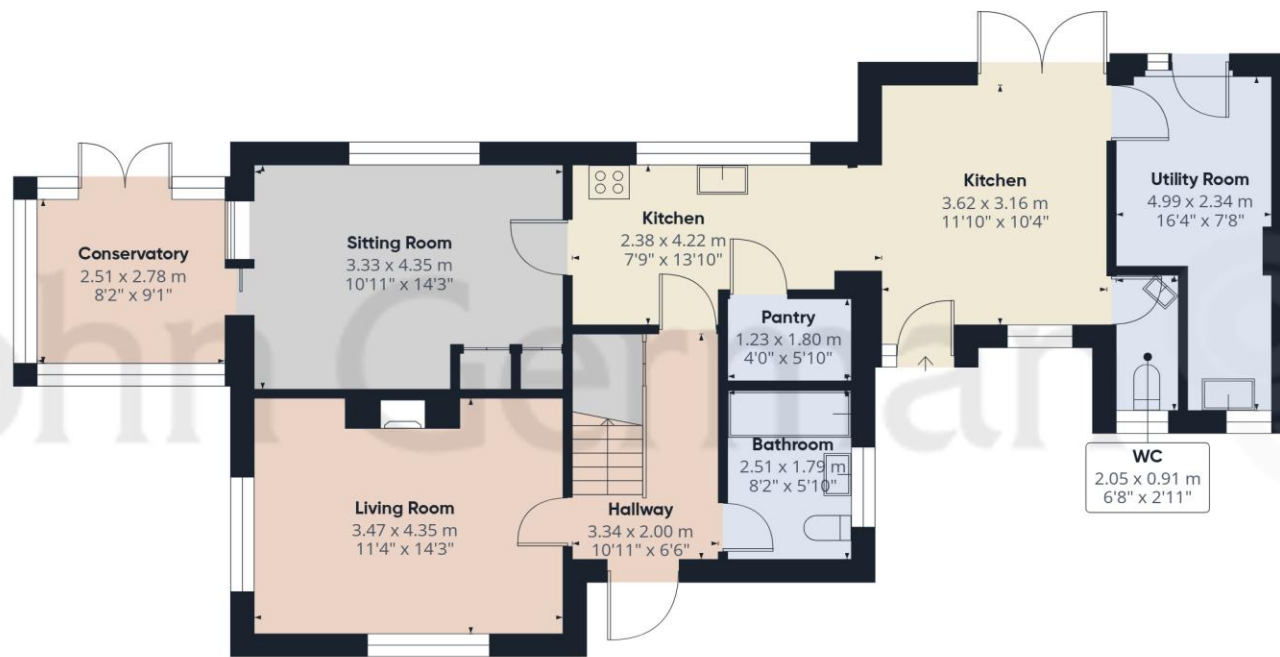




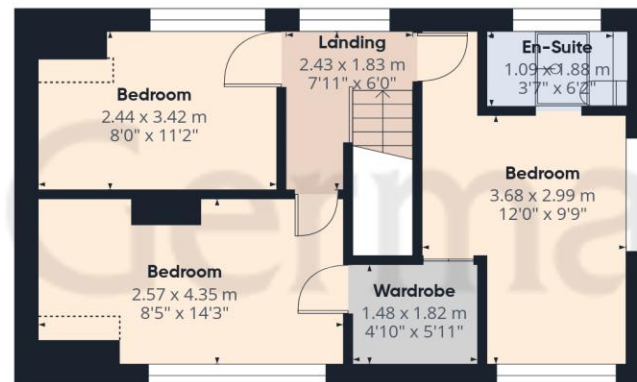








Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

120.2 m²

1291 ft²

Reduced headroom

0.7 m²

7 ft²

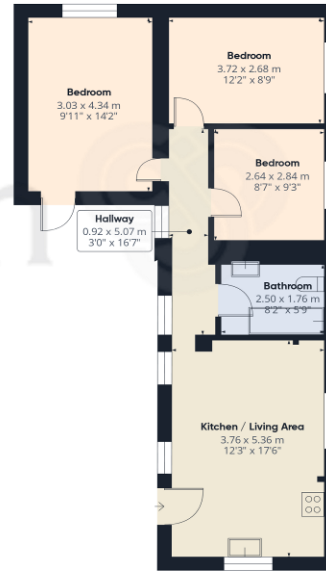
(1) Excluding balconies and terraces

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.

GIRAFFE360



Approximate total area^m
210.7 m²
2268 ft²

Reduced headroom
0.3 m²
3 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.

GIRAFFE360

Ground Floor Building 2



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.

AWAITING EPC MEDIA



John German

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

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



