

The Old Farm House

Beaconside, Stafford, ST18 0AE

John German







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£525,000

A hidden gem - an impeccably presented country mews farm building conversion, enjoying an enviable semi rural and secluded location yet only five minutes drive away from Stafford town centre.

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Accommodation: Reception hall having stairs rising to the first floor landing, and a cloakroom off with wash basin, WC and cloak hanging space. Truly delightful lounge with log burner and double French style doors opening onto the Indian stone terrace and garden. Superb dining kitchen with cream units with stainless steel accessories and granite effect worksurfaces. The worksurfaces also extend to a peninsula with a dining bar. AEG induction hob, ovens beneath, space for an American style fridge freezer and French style side doors opening to the Indian stone terrace.

First floor landing having three spacious built-in cupboards and off which leads four bedrooms, all of which enjoying fine views. The principal bedroom is ensuite and comprises P-shape bath with shower and screen above, wash basin with integrated cupboard beneath, WC, tasteful tiling and vertical towel radiator. Family bathroom having a bath, wash basin with integrated cupboard beneath, WC, separate shower, chrome vertical radiator, downlighting and a light tunnel.

The property forms part of a very attractive and small select rural development of mews style adjoining properties. Very impressive double wrought iron gated entrance leading to a spacious gravelled drive which is capable of parking numerous vehicles. Substantial garden shed and a detached double garage with separate store off and stairs rising to an office loft space.

Private spacious walled garden which comprises lovely Indian stone terrace areas and an impeccably presented lawn.

The house is situated in a private location being surrounded by some lovely countryside, yet so convenient for the county town centre which is only a five minute drive away. Stafford also has the benefit of an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes: There is no mains gas, heating is via a propane gas tank and boiler.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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

There is a communal service charge to Beacon Farm Management and the current charge is £500 per annum.

The main drive is shared and private.

There is an outstanding planning application for a double garage at no 1 The Old Farm House.

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

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Propane gas

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

Broadband type: Fibre to cabinet

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

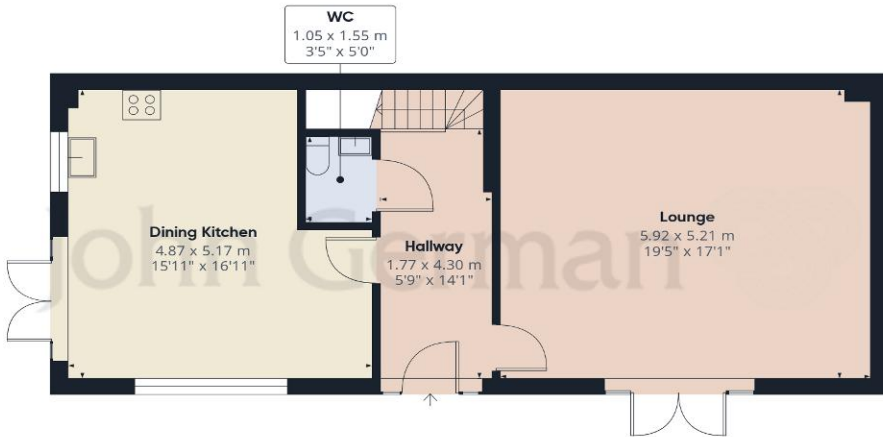
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

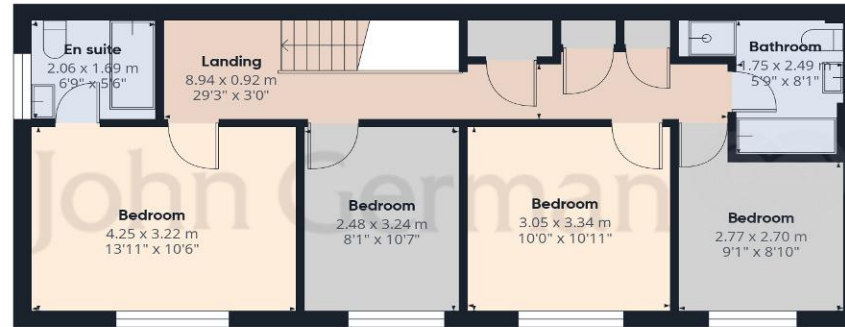
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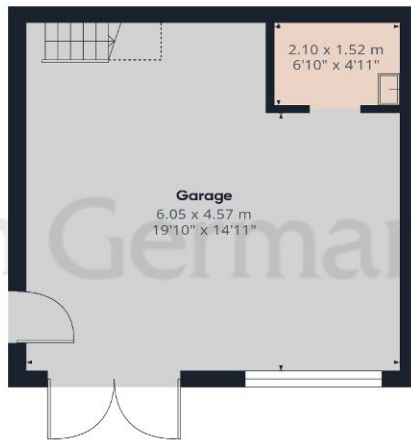




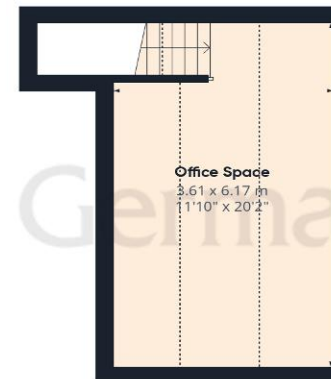
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

185.1 m²
1992 ft²

Reduced headroom

13.9 m²
150 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



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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.

Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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