

Connells

Lower Sunnyside Farm Orange Lane
Bromley Hurst Rugeley

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for sale
£1,400,000







Property Description

An Exceptional Period Farmhouse Set Within 0.76 Acres of Stunning Grounds

Dating back to 1745, this beautifully presented five-bedroom detached period farmhouse effortlessly combines timeless character with refined country living. Set within approximately 0.76 acres of stunning grounds, the property enjoys a wonderful rural setting, complemented by extensive courtyard areas, beautifully maintained gardens and impressive outbuildings.

Rich in original charm and period features, the farmhouse offers generous and versatile accommodation, including five reception rooms, providing an abundance of space for both elegant entertaining and relaxed family living. The farmhouse-style kitchen, complete with a traditional AGA, forms the heart of the home, creating a warm and welcoming space perfectly suited to country living. The first floor offers five well-proportioned bedrooms, including two luxurious en-suite bedrooms, alongside a beautifully appointed boutique-style family bathroom, delivering comfort and style throughout.

Externally, the property continues to impress, with extensive courtyard areas, delightful gardens and a substantial double car barn and garage, offering excellent parking, storage and potential for a variety of uses, subject to any necessary consents.

Combining the charm and heritage of an 18th-century farmhouse with beautifully presented interiors, generous reception space and exceptional grounds, this is a rare opportunity to acquire a distinctive property.

Entrance Porch

Welcoming Reception Hall

Lounge
25' 9" x 17' 10" (7.85m x 5.44m)

Office
17' 10" x 10' 5" (5.44m x 3.17m)

Snug
15' 7" x 14' 8" (4.75m x 4.47m)

Dining Room
15' 7" x 10' 7" (4.75m x 3.23m)

Country Kitchen
18' 2" x 14' 3" (5.54m x 4.34m)

Utility
10' 9" x 9' 2" (3.28m x 2.79m)

Guest W/C

Conservatory
18' x 13' 10" (5.49m x 4.22m)

First Floor

Bedroom One
20' 4" x 17' 10" (6.20m x 5.44m)

En Suite
10' 6" x 6' 7" (3.20m x 2.01m)

Bedroom Two
14' 5" x 12' 2" (4.39m x 3.71m)

En Suite

Bedroom Three
14' 11" x 13' 11" (4.55m x 4.24m)

Bedroom Four

15' 7" x 10' 7" (4.75m x 3.23m)

Bedroom Five

14' x 12' 2" (4.27m x 3.71m)

Bathroom

12' 2" x 9' 8" (3.71m x 2.95m)

Location

Occupying a peaceful rural position in the heart of the Staffordshire countryside, the property enjoys an idyllic setting surrounded by picturesque landscapes and charming nearby villages. The historic village of Abbots Bromley and the market town of Rugeley provide a range of local amenities, shops, cafés and restaurants, while excellent opportunities for walking, cycling and outdoor pursuits can be found throughout the surrounding countryside. Rail connections from Rugeley provide further convenience for commuters, combining the tranquillity of country living with access to everyday amenities.

Links

Orange Lane just a 1.5 miles or 3 minutes drive from Abbots Bromley, with beautiful views of rolling fields and farmland for miles.

The historic village of Abbots Bromley is a a vibrant community famous for its world renowned Horn Dance, Richard Clarke first School (with catchment to Oldfields Hall Middle school & Thomas Alleyne's High School Uttoxeter), vibrant gastro pubs & restaurants and doctors surgery .

The property is excellently placed for the commuter with established road links via the A515 linking the A50 at Sudbury west to Uttoxeter and Stafford, and east to Derby and Nottingham. The A38 is within 5 miles, linking the M6 Toll Road & M42/M40. Lichfield, Stafford & Rugeley Rail Stations provide direct line access to London Euston, Birmingham New Street and Manchester Piccadilly.

Agents Notes

Waste from the property is served by a Septic Tank. Please make enquiries to satisfy yourself

Heating to the property is served by Oil Fired Radiators. Please make enquiries to satisfy yourself'



















Ground Floor



First Floor

Total floor area 328.3 m² (3,534 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Connells on

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11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312565

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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