



‘Pool House Farm’, Woodseaves, Stafford Offers in the region of **£750,000**

Being a mixture of 18th and 19th century architecture this detached, double fronted, former farmhouse oozes character and charm with fantastic potential for further development of the newly refurbished 40ft Barn and third floor Attic Rooms. Also benefitting from paddock areas either side of the property, it is ideal for anyone wishing to purchase a slice of Staffordshire countryside, whilst still being within a stone’s throw of the village of Woodseaves and also conveniently located for the nearby towns of Eccleshall, Newport and Stafford. Having been owned and meticulously maintained by the same occupants for over 25 years, it boasts a brand new septic tank, recently fitted log burning stove and a spacious Double Garage with solid Oak doors.

Briefly comprising Entrance Hallway, Dining Room, Lounge, Study/Playroom/Snug, Breakfast Kitchen, Conservatory, Downstairs Bathroom, 3 double Bedrooms, Family Bathroom, Attic Room 1, Attic Room 2, externally there are wrap around gardens together with a Double Garage, Barn, Log Store, Outside W.C. and Carport. A smaller paddock lies to the right with a larger paddock to the left. C.H. via log burning stove, LPG Gas cooker, AGA Rayburn for hot water. uPVC D.G. Council Tax Band D. EPC Rating E.

Pool House Farm Woodseaves Stafford Staffordshire

Property entered via front door into

Entrance Hallway

Access to downstairs rooms and stairs to first floor.

Dining Room 12' 1" x 10' 2" (3.68m x 3.10m)

Lounge 15' 4" x 12' 2" (4.67m x 3.71m) (max)

Log burning stove which provides C.H.. Opening with a step down to

Study/Playroom/Snug 11' 5" x 10' 2" (3.48m x 3.10m)

Breakfast Kitchen 16' 0" x 11' 8" (4.87m x 3.55m) (min)
AGA Rayburn which provides hot water.

Conservatory 11' 6" x 10' 2" (3.50m x 3.10m)

Double French doors to the rear of the property.

Downstairs Bathroom 11' 8" x 7' 9" (3.55m x 2.36m)

With a range of fitted cupboards.

Upstairs to

galleried first floor landing which provides access to all Bedrooms, Family Bathroom and stairs to Attic Rooms.

Bedroom 1 13' 7" x 11' 10" (4.14m x 3.60m)

Built-in airing cupboard. Door to built-in wardrobe.

Bedroom 2 12' 5" x 12' 2" (3.78m x 3.71m) (max)

Bedroom 3 12' 2" x 10' 3" (3.71m x 3.12m)

Family Bathroom 11' 6" x 10' 10" (3.50m x 3.30m)

Upstairs from

first floor landing to

Attic Room 1 17' 3" x 12' 0" (5.25m x 3.65m)

Attic Room 2 10' 4" x 12' 0" (3.15m x 3.65m)

Externally

To the front is a low level brick wall with cast iron pedestrian gate with a selection of mature trees and shrubs to the fore.

The house is surrounded by lawned gardens on three sides, opening onto a large handstanding area that leads to the back of the property and several outbuildings. A well exists to the side of the house. A driveway on the right provides access to and from the property, with a small enclosed paddock also on that side, while a larger paddock of approximately 1 acre, with a shelter, lies to the left.

NB: A small proportion of the driveway is owned by a vehicular mechanics business which operates to the rear of the outbuildings.

Double Garage 16' 11" x 16' 8" (5.15m x 5.08m)

Two sets of double doors to the front. Electric power and lighting. Pedestrian door to the

Barn 40' 10" x 12' 8" (12.44m x 3.86m)

Completely refurbished former cow shed with solid Oak beams, two pedestrian doors and windows to the front. Full electrics via separate consumer unit. Suitable for further conversion (subject to consents).

Carport 19' 9" x 13' 0" (6.02m x 3.96m)

Open-sided Oak structure

Log Store 12' 5" x 6' 5" (3.78m x 1.95m)

Open to the front. Electric lighting and double power socket.

Outside W.C. 5' 11" x 4' 0" (1.8m x 1.22m)



TOTAL FLOOR AREA: 2700 sq.ft. (250.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac 02/04.

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PROPERTY



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