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Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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Coton Hill Farm, Coton, Milwich, Stafford, ST18 0EH
For Sale by Private Treaty
Offers Over £895,000



Coton Hill Farm offers an exciting opportunity to acquire a well sized three bedroom detached brick and tile dwelling in the rolling South Staffordshire countryside. The property comprises a traditional Staffordshire farmhouse, large beautifully maintained garden, and parking for multiple vehicles benefitting from a principal modern agricultural outbuilding with scope for alternative uses with necessary planning consents and 10 acres of sound level grassland with good road frontage.

With exceptional views from every aspect and a calm rural setting in the quaint hamlet of Coton Hill the property presents itself as an ideal family home, smallholding or potential equestrian steading. Coton Hill Farm boasts an elevated position in a semi-rural setting close to all local amenities and good commute links.

The property is offered as a whole, and an early viewing is highly recommended to appreciate all this property has to offer.

SITUATION

Coton Hill Farm is situated in Coton Hill a small rural hamlet east of Milwich on the B5027 between Stone and Uttoxeter and in the Stafford Borough.

The property is within close proximity to good commuter links and near all local amenities.

Coton Hill Farm is approximately 6.5 miles from Stone, 8 miles from Uttoxeter and 8.5 miles from Stafford.

DIRECTIONS

From Cheadle, take Cheadle Road towards Cresswell. Take Cresswell Road and continue for approximately 4 miles, continuing onto the B5066 through Hilderstone until reaching the T junction. At the junction turn left onto Uttoxeter Road, continue for approximately 2.5 miles and the property will be situated directly on the left down a short farm track. The property will be sign posted by one of the Agents 'For Sale' signs.

what3words:

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COTON HILL FARMHOUSE

The property comprises a traditional brick and tile, 3-bedroom detached farmhouse, a principal modern agricultural building and 10 acres or thereabouts of sound grassland.

The farmhouse briefly comprises the following: -

Entrance Door

giving access to: -

Porch – 1.75m x 1.57m

With tiled floor and window to one elevation.

Kitchen – 6.11m x 4.17m

With tiled floor, window to two elevations, radiator, base units and multi fuel burner. With utility off.

Utility – 2.00m x 1.45m

With tiled floor and door to side of property.

Downstairs WC

With tiled floor and window to one elevation.

Lounge – 7.45m x 4.60m

With carpet floor, windows to two elevations, fireplace, radiator and understairs storage off.

Staircase leading to **First Floor Landing** and giving access to: -

Master Bedroom – 3.89m x 4.23m

With carpet floor and window to one elevation.

Bedroom Two – 4.61m x 3.38m

With carpet floor, window to one elevation, built in wardrobe and a radiator.

Bedroom Three – 3.68m x 3.57m

With carpet floor, window to one elevation, built in cupboard and a radiator.

Bathroom

With Fitted Carpeted floor, radiator, bath with shower above, hand wash basin and fully tiled walls.



OUTSIDE

The property benefits from a large well-maintained garden to the front, with circular flower beds nestled to the centre and traditional flower borders. With parking for multiple vehicles to the side of the property and a traditional brick and tile outbuilding, used for the storage of coal and garden equipment.

Traditional Brick and Tile Outbuilding comprising: -

Storage – 2.82m x 3.27m

Coal Store – 3.37m x 3.13m

Lean To – 1.71m x 1.61m

FARM BUILDING

The property benefits from a principal modern 4 bay agricultural building of portal frame construction, with cattle penning to three bays and the fourth open fronted for machinery storage and with concrete floor throughout.

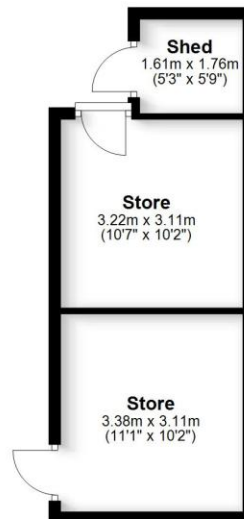
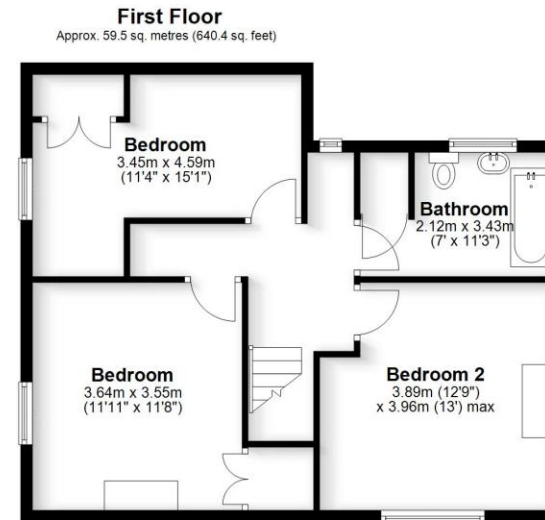
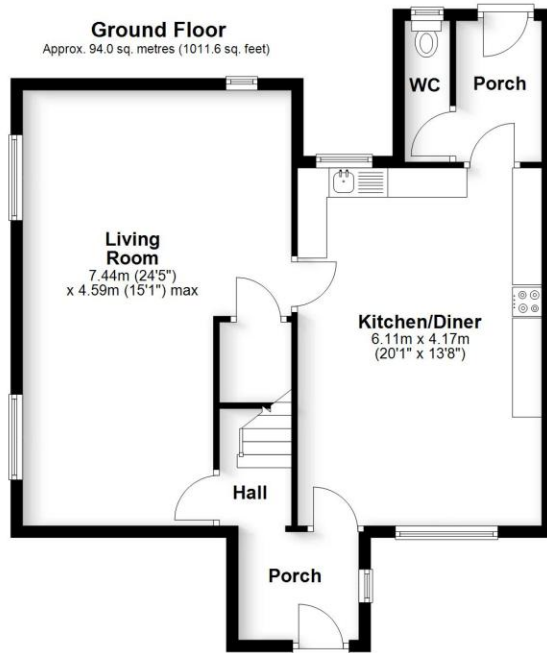
The outbuilding has scope for alternative uses including Class Q development, subject to necessary consents being obtained.

The outbuilding comprises the following: -

Portal Frame and Sheeted Agricultural Building – 18.50m x 18.52m



FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE

Coton Hill Farm Coton STAFFORD ST18 0EH		Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">F</div>		Score	Energy rating	Current	Potential
		Valid until 28 May 2036	Certificate number 2856-2180-4111-2114-7238	92+	A		
			B				
			C				
			D		65 D		
			E				
Property type		Detached house	F		28 F		
Total floor area		130 square metres	G				

LAND

The land extends to 10 acres or thereabouts altogether and is in a ring fence. The land is level in nature, set in conveniently sized parcels for mowing, grazing or equestrian purposes. The land is considered to be in good heart, capable of growing good crops of grass and suitable for mowing or grazing purposes.

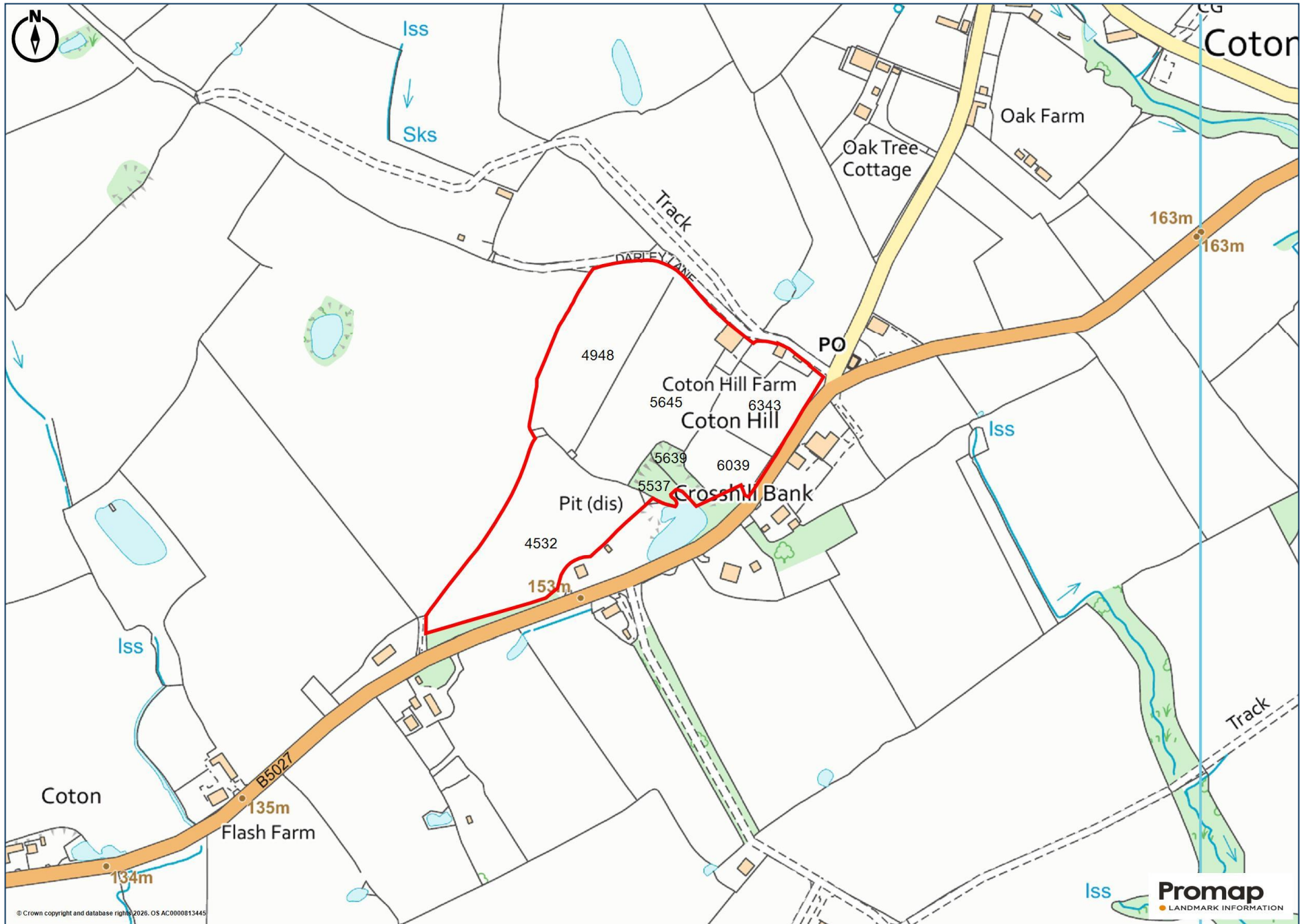
The land can be further described in the following schedule below: -

<u>OS Field No.</u>	<u>Description</u>	<u>Area (Ha)</u>
6343	Grassland	0.43
6039	Grassland	0.28
5645	Grassland	1.13
4948	Grassland	0.95
4532	Grassland	1.22
5537	Woodland	0.09
5639	Woodland	<u>0.10</u>
		4.20 Hectares
		Or 10.38 Acres
		Or Thereabouts





PLAN



SERVICES

We understand that Coton Hill Farmhouse is connected to mains water and electricity, with drainage by private means.

PLEASE NOTE

The track to the property is not owned and is classed as a public bridleway.

COUNCIL TAX BAND

The property is in council tax band E.

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and Stafford Borough Council, to whom all enquiries of planning or other relevant matters should be addressed.

TENURE AND POSSESSION

We believe the property is freehold and vacant possession will be given upon completion.

VIEWINGS

Strictly by appointment only and by prior arrangement through Graham Watkins & Co. Contact out office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

WAYLEAVES & EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

MEASUREMENT

All measurements given are approximate and are 'maximum' measurements.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statement contained in these particulars;
5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.



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