

# The Old Farm House

Beaconside, Stafford, ST18 0AE

John German



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The image shows a large, two-story house with a mix of white and red brickwork. The house has a gabled roof and several windows, some with dark frames. A large, mature tree with green leaves stands in the center of the lawn in front of the house. To the right, there is an outdoor seating area with wicker furniture. The house is set in a well-maintained garden with a green lawn and various plants. The sky is blue with some light clouds.

## The Old Farm House

Beaconside, Stafford, ST18 0AE

£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 work surfaces. The work surfaces 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/>

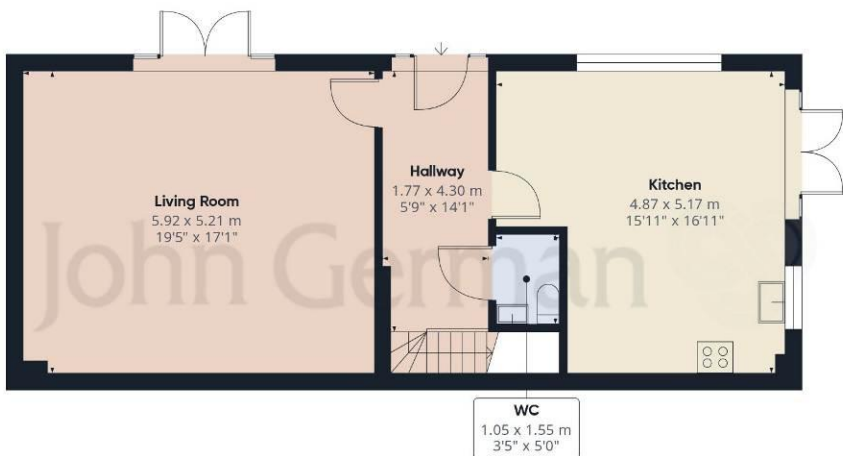
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

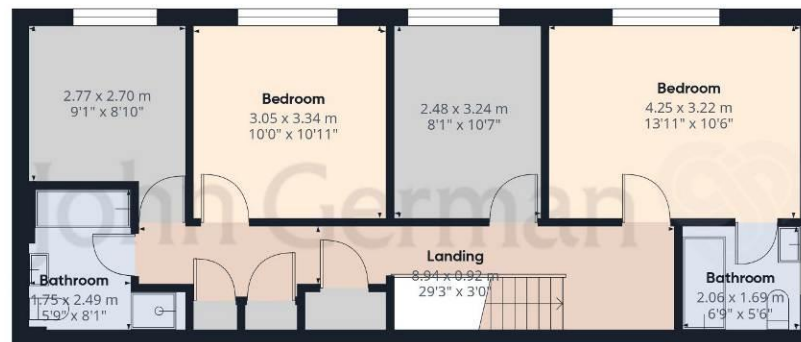
**Our Ref:** JGA28042026







Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

185.1 m<sup>2</sup>  
1992 ft<sup>2</sup>

Reduced headroom

13.9 m<sup>2</sup>  
150 ft<sup>2</sup>

(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.



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#### Agents' Notes

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#### Referral Fees

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**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.



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