



Kents Barn Farm Stafford

Kents Barn Farm, Sandon Road, Hopton, Stafford, Staffordshire, ST18 9TH

A rare opportunity to acquire a Farmhouse, Cottage and Development Barn with planning permission with rural views situated in a prime location close to Stafford extending in total to 1.36 acres (0.54 Ha)

GUIDE PRICE: **£460,000**

Location

The property is located on the outskirts of Stafford and is accessed via a shared private driveway off the B5066 Sandon Road. The County town of Stafford is only 3 miles away providing access to the shops, leisure facilities and the main train route to London and the North West. The property is conveniently located within easy distance of the M6, A50 and A51.

Directions

From Stafford, take the A513 Western bypass heading east following signs for Hopton. Turn on to the B5066 Sandon Road, heading north east for approximately 1 mile. The entrance to the Kents Barn Farm driveway is on the left hand side as denoted by our "For Sale" board.

Description

Kents Barn Farm is situated in an elevated rural position overlooking the countryside and fields to the East of Stafford. The County Town of Stafford provides a range of amenities including shops, schools, leisure centres, museums and a theatre; as well as providing

excellent train links to both London & Manchester via the West Coast Mainline. Kents Barn Farm comprises of a adjoined 2 bedroom Farmhouse, 2 bedroom Cottage and a large 2 storey traditional brick under tile barn with planning permission secured to extend and develop a third property in the barn. The yard and grounds surrounding the property have numerous smaller traditional buildings to be utilised and provide good sized gardens and ample parking. There is the possibility of purchasing additional land for horse grazing which adjoins the farm which will be considered separately by negotiation. The overall accommodation of the properties and outdoor space offer a fantastic opportunity to develop some of the last traditional brick barns in this area of Stafford.



Farmhouse Accommodation:**Entrance Porch:****9' 9" x 5' 11" (2.96m x 1.81m)**

UPVC door leading into entrance porch/conservatory with quarry tiled floor.

Kitchen:**11' 0" x 9' 4" (3.36m x 2.85m)**

With original quarry tiled floor and traditional sink unit and room for free standing appliances and units.

Sitting Room:**18' 4" x 15' 2" (5.58m x 4.62m)**

Large sitting room with small front porch leading into the front garden, with beamed ceiling and large traditional fireplace.

Pantry:

Located under the stairs providing additional storage space.

To the First Floor:

Stairs to landing area

Bedroom 1:**18' 2" x 9' 7" (5.53m x 2.92m)**

Double bedroom with views over the front garden

Bedroom 2:**14' 6" x 9' 9" (4.41m x 2.98m)**

Double bedroom

Bathroom:**11' 0" x 9' 3" (3.36m x 2.83m)**

With bathroom suite, electric immersion and hot water tank

Cottage Accommodation:**Kitchen:****17' 6" x 11' 7" (5.33m x 3.54m)**

Leading from the Barn with steps up into the kitchen / dining area with fitted units and an oil fired Rayburn.

Sitting Room:**18' 0" x 12' 0" (5.48m x 3.67m)**

Good sized sitting room with parquet flooring and a traditional open fireplace

To the First Floor:

Stairs to Landing area

Bedroom 1:**15' 6" x 12' 4" (4.73m x 3.77m)**

Good sized bedroom to the front of the property

Shower Room:**8' 4" x 7' 3" (2.55m x 2.20m)**

With cubicle shower and walkthrough into Bedroom 2

Bedroom 2:**9' 9" x 8' 4" (2.97m x 2.54m)**

Large double bedroom

Traditional Barn:

Beautiful vaulted beamed ceiling with full height ceilings to first floor. The traditional brick under tile barn has previously been used for hay and agricultural equipment storage. Planning permission is in place to convert the barn into a 3 bedroom dwelling with bathroom, sitting room, kitchen and dining room over two floors.

Externally:

The property benefits from a mature front garden to the front of the property. There is scope to be able to landscape a larger front and rear garden to all of the dwellings. Kents Barn Farm is accessed via a shared private driveway which is laid to hardcore. There is ample parking to be had with the ability to designate parking areas for each property. There is a further single storey traditional former cart shed located in the main yard area which has not formed part of the current planning permission but could have scope for development subject to securing the correct permissions.

General Information:**Planning Permission:**

Planning permission has been granted under Reference No. 20/33159/FUL for the Conversion and alteration of an agricultural building to create two dwelling houses (Use Class 3) and erection of a Two Storey Rear extension to the farmhouse. Full Planning permission was granted on 18th February 2021.

Information Pack:

An information pack providing further details of the Planning Permission, including the extension to the Farmhouse and works to the Cottage and Barn, existing and proposed elevations and floor plans is available on request from the selling agent.

Services:

The property benefits from mains water and electricity with the Central Heating being Oil Fired. The property's drainage is by way of a private cess pit. Prospective purchasers must satisfy themselves as to the availability and suitability of these services.

New Boundaries:

The purchaser will be required to erect a stock proof boundary fence along the boundaries to the west, north and east as marked on the plan.

Demolition of the Barns:

The Purchaser of the Property will be required to demolish the existing Dutch barn, milking shed and cow shed which sit to the north of the farmhouse and cottage, hatched purple of the sale plan.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence at the time of the sale. More particularly, the Hopton & Colton 12 Bridleway is along the private access track from the main road.

Tenure & Possession:

The freehold of the property is being offered with vacant possession upon completion.

Local Authority:

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ

Council Tax:

The Farmhouse and Cottage are both Council Tax Band B

EPC Rating:

Both the Farmhouse and Cottage are rated G.

Solicitors:

Bowcock & Pursaill, 9-11 Carter Street, Uttoxeter, Staffordshire, ST14 8HB 01889 598883 Ref: Mr R Fearnley

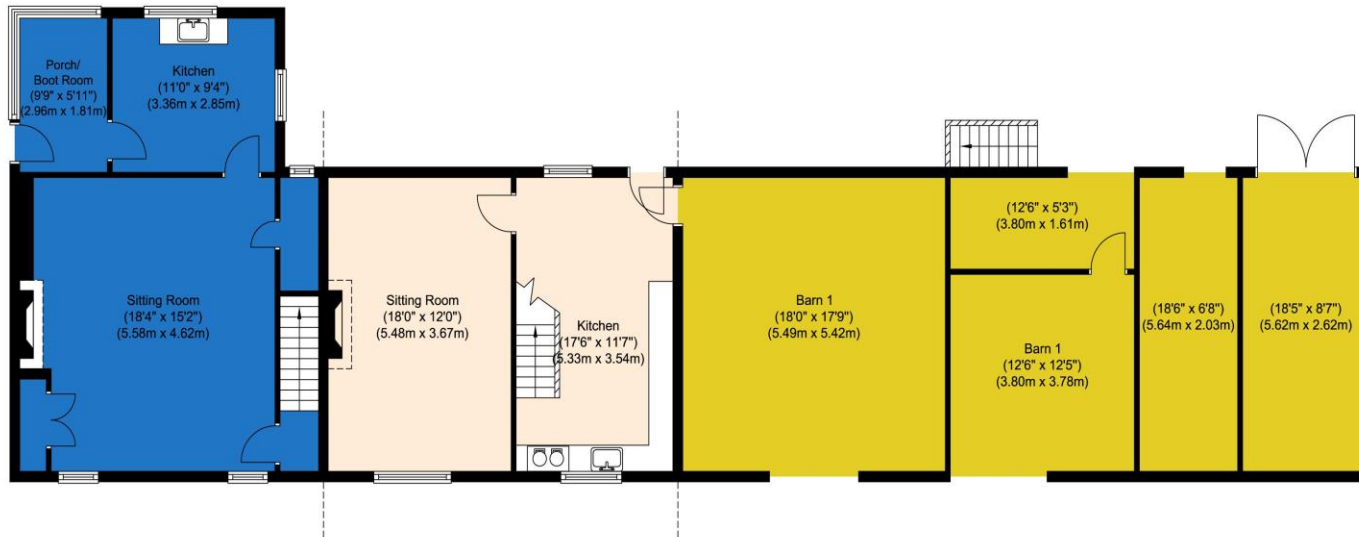
Viewing:

Viewing is strictly by appointment through the Uttoxeter office of Bagshaws on 01889 562811.

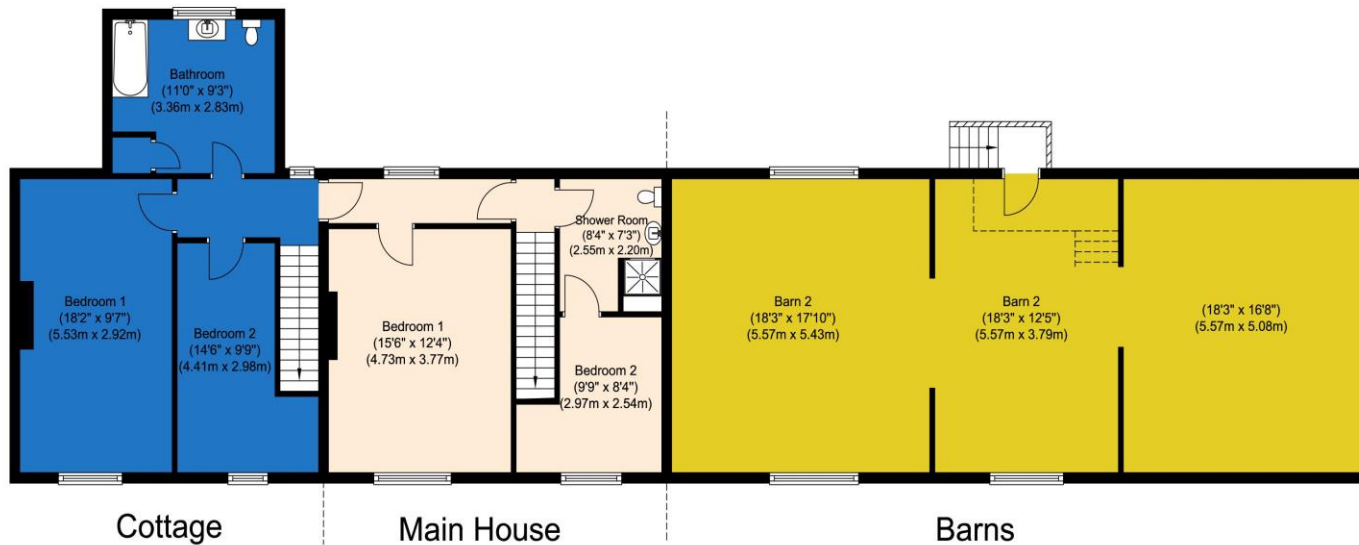
Method of Sale:

The Property is to be sold by Private Treaty.

First Floor



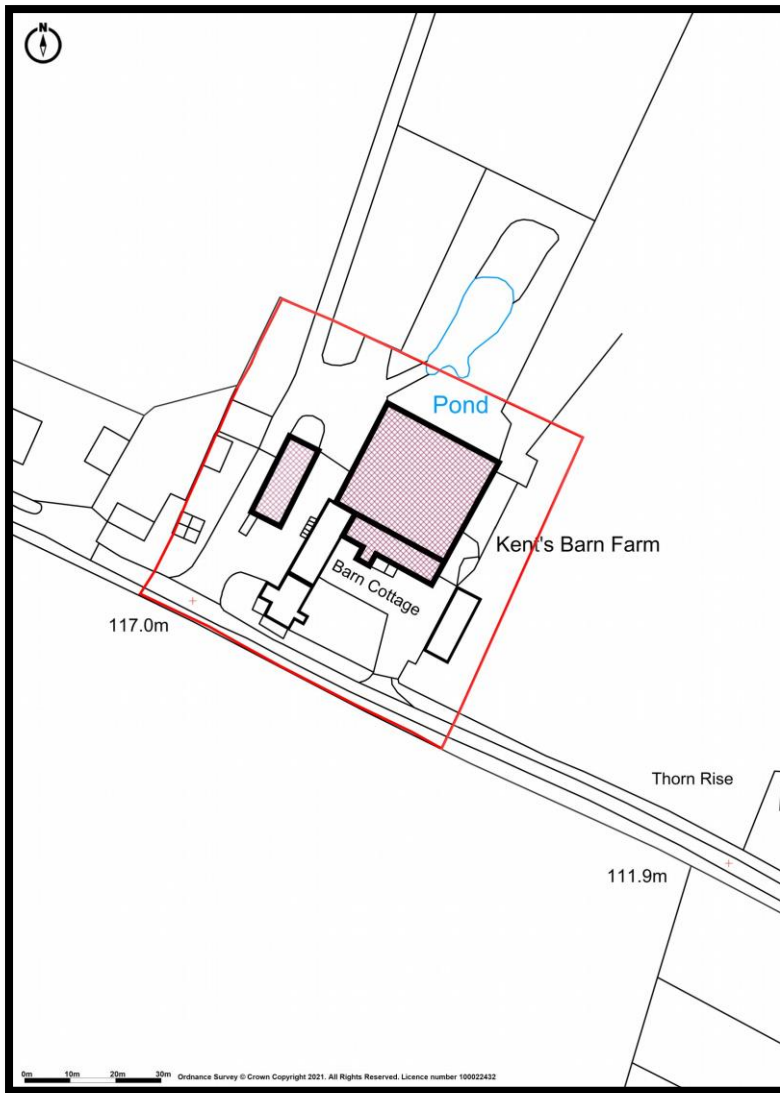
Ground Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.

Assessments First



Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



69 Derby Road Uttoxeter Staffordshire ST14 8EB
T : 01889 562811 E : uttoxeter@bagshaws.com
www.bagshaws.com



Offices in:

Ashbourne 01335 342201
Derby 01332 200147
Penkridge 01785 716600

Bakewell 01629 812777
Leek 01538 398466
Uttoxeter 01889 562811