



Dark Lane Farm

Longdon, Rugeley, WS15 4QL



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Longdon
Rugeley
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1 ac

A period 4 bedroom detached Grade II three storey Staffordshire farmhouse, boasting a range of stables and outbuildings, set in a large plot with a small paddock, in all extending to nearly 1 acre (0.37 hectares).

Offers In Excess Of : £700,000



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Description:

Dark Lane Farmhouse is a spacious, three-storey detached Grade II listed Staffordshire farmhouse set in 0.91 acres (0.37 hectares). Located at the end of Dark Lane, it offers significant privacy, with no passing traffic.

The property includes a range of stables and outbuildings, a small paddock, and ample parking via a private drive. The traditional brick and tile roof farmhouse features generous living spaces, including a characterful kitchen, two large reception rooms with feature fireplaces, and a cellar.

The first floor has four large rooms and a family bathroom, while the second floor offers three attic rooms suitable for modernisation.

A double garage is attached to the rear. The property retains a wealth of character features including beams, oak doors and panelling. The property also boasts mature trees, shrubs, and a grassed courtyard flanked by stables. This property is ideal for a country house lifestyle, smallholding, or equestrian use.



Ground Floor

Entrance Porch

Opening onto the Kitchen from the Driveway.

Kitchen

4.83m(5.03m max) x 3.53m (15'10" (16'6" max) x 11'6")

Featuring a Rayburn cooker, in a beamed alcove, a range of fitted units with laminate work surface and quarry tile flooring. There are also Crittal windows and a side door to outside. Door to double garage.

Dining Room

4.17m(5.01m max) x 4.90m (13'8"(16'5" max) x 16'0")

With a Inglenook fireplace, a feature beam, Artex walls and ceiling.

Hallway

2.11m x 4.90m (6'11" x 16'0")

The hallway is has Oak panelling to the downstairs wall, with stairs leading to the first floor and down to the cellar.

Cellar

4.24m x 4.8m (13'10" x 15'8")

Divided into two rooms, with brick flooring and sealed up windows.

Sitting Room

4.30m x 4.90m (14'1" x 16'0")

With feature fireplace, beams to the ceiling and the walls are Artex.



Accommodation

Bedroom 1

4.18m x 4.92m (13'8" x 16'1")

Large front facing double bedroom with beams to ceiling. Walk in cupboards to either side of the chimney breast, fronted with Oak panelling and Oak panelled doors.

Bedroom 2

4.28m x 4.90m (14'0" x 16'0")

Large double bedroom with timber beams to ceiling. The fireplace has been plastered over.

Bedroom 3

3.26m x 5.04m (10'8" x 16'6")

Large double bedroom with wash hand basin, WC, shower cubicle and chimney breast in one corner of the room, beamed ceiling.

Bedroom 4

4.89m x 3.51m (16'0" x 11'6")

Good sized double bedroom with windows to three aspects.

Bathroom

3.64m x 3.35m (11'11" x 10'11")

A feature central bath, WC, wash basin, bidet and corner shower cubicle with an electric shower. The walls are partly tiled.

To the second floor, there is a landing, leading to 3 further attic rooms which are in need of renovation. All three rooms have under-eaves sloping ceilings and concrete floors.

Attic Room One

4.30m x 5.00m (14'1" x 16'4")

With a window to end.

Attic Room Two

5.03m x 4.97m (16'6" x 16'3")

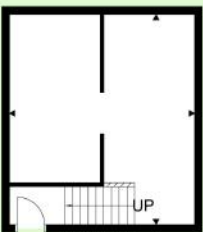
With a window to end.

Attic Room Three

5.06m x 5.07 (16'7" x 16'7")

With no window, a roof beam results in restricted head room to part.

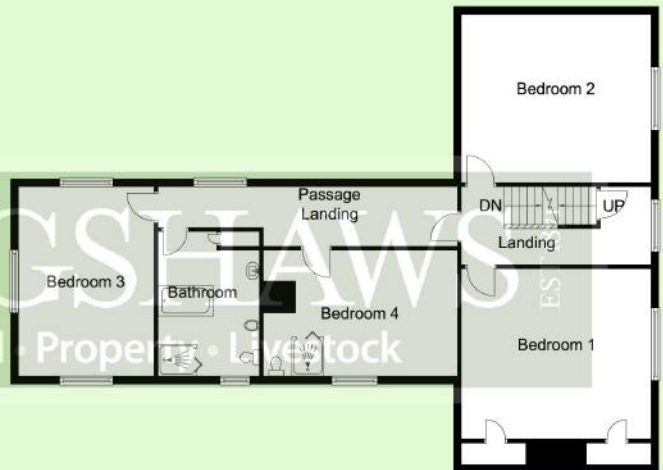




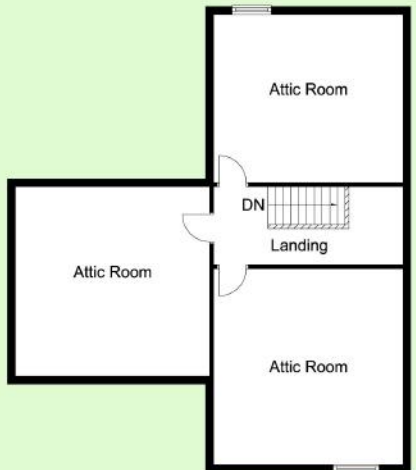
Basement



Ground Floor



First Floor



Second Floor

Dark Lane Farm, Dark Lane, Longdon, Rugeley WS15 4QL

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

Externally

The approach to the farmhouse is via a private drive leading to an open driveway area which provides ample parking and access to the paddock and stables area. The garden features a front lawn raised above the driveway level, at the front of the house. Mature trees, shrubs, and bushes on the Dark Lane side provide privacy, with potential to open up into a side garden area. Attached to the rear of the house, off the kitchen, is a large double garage, with separate WC.

A grassed courtyard is flanked to each side by two stable blocks. The first comprises a range of 4 stables and a tack/feed store rooms , constructed from concrete blocks with concrete floors and a concrete path to the front. To the end is an additional pair of stables with a dilapidated roof. Opposite is a further range of 4 stables in a semi-dilapidated condition, again constructed from concrete blocks with concrete floors and a concrete path to the front. Additionally, there is a timber-built pole barn under a mono pitch roof, with cladding in a dilapidated state, at the top end of the courtyard. To the top of the paddock is a metal-clad field shelter. Please note viewing of the buildings and stableblocks will be external only; due to the condition, access inside will not be permitted.

To the lower end of the paddock is a further lawned areas with fruit trees and a greenhouse.

Land situated to the West side of Dark Lane Farm may be available by separate negotiation.





General Information

Directions:

To reach Dark Lane Farm from Lichfield, head northwest on the A51 towards Rugeley. Continue on the A51 for approximately 5 miles. Turn left onto Borough Lane. After approx. 0.7 miles, take the 2nd left turn into Dark Lane, where there is a small triangle of grass at the junction. The property is situated at the end of Dark Lane on the left, just before the bollards.

WhatThreeWords: ///pheasants.joints.racetrack

Location:

Dark Lane Farm is situated to the end of Dark lane just before the point where bollards block further use of Dark Lane, so this privacy and no passing traffic. The location offers nearby country walks, such as an 8 min walk to the George's Hayes nature reserve, offering one of Staffordshire's best ancient woodland sites, beyond which is Cannock Chase Area of Outstanding Natural Beauty. The property is also close to good road network links, being a short drive from the A51, A515, A38 and M6 Toll road. Lichfield has two train stations (6 miles) which provides a regular service to London Euston and Crewe. The Cathedral City of Lichfield is only 5 miles distant, and offers good schools, and a variety of local amenities, including independent shops, restaurants, and attractive city parks.

Services:

Mains water and electricity are connected to the farmhouse. The property is heated by an oil fired Rayburn which also provides hot water. There is also an electric immersion. The drainage is understood to be via a private septic tank system .

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Tenure and Possession:

The property is sold freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is not crossed by any public footpaths or bridle ways.

Local Authority

Lichfield District Council
Frog Ln, Lichfield WS13 6YY
Tel: 01543 308000

Solicitors

TBC

Method of Sale

Private Treaty

Viewing

Strictly by Appointment only. Please contact our Ashbourne office to book a viewing on 01335 342201 .

EPC Rating— G

Council Tax Band— G

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.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

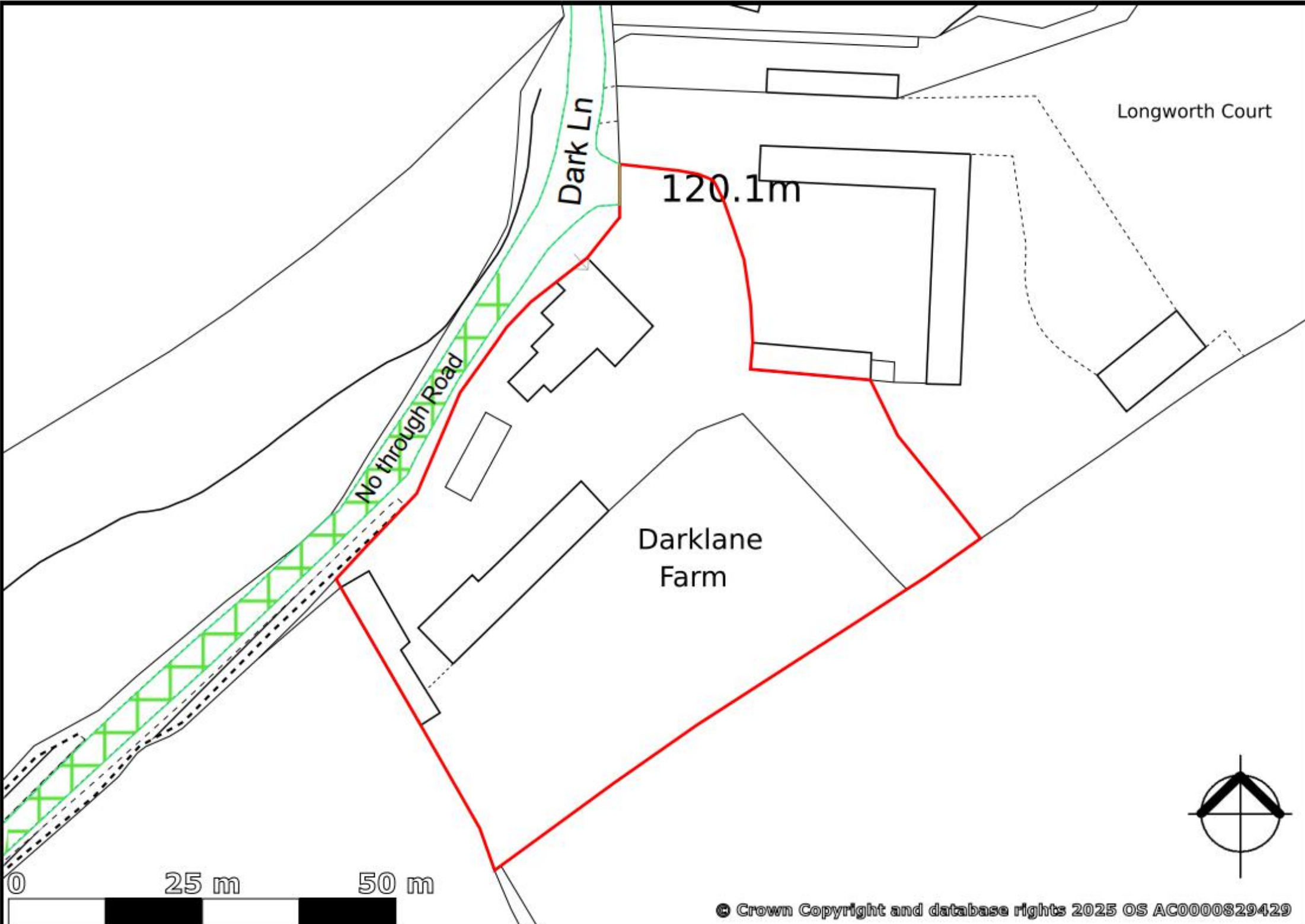
Planning Permission:

One of the stable blocks had planning consent for demolition and erection of a single storey, 3 bedroom detached dwelling. Permission was granted in 2018 under application number 18/00797/FUL, however this permission has since lapsed. Copies of the plans and planning application are available from the selling agents.

The house is Grade II listed.

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.



Dark Ln

Longworth Court

120.1m

No through Road

Darklane Farm





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