



Bank House

Yoxall Road, Hamstall Ridware



Bank House

Yoxall Road
Hamstall Ridware
Staffordshire
WS15 3SD



3



2



1



E

An opportunity to purchase a 3 bedroom detached home with an abundance of potential for refurbishment and modernisation, nestled within the Staffordshire countryside on the outskirts of the desirable village of Hamstall Ridware. The property is sold subject to an Agricultural Occupancy Restriction.

Guide Price: £300,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Location

Bank House is located in a rural position just outside the quaint village of Hamstall Ridware and nearby Lichfield and Rugeley. Major arterial roads of the A515 and A51 are in close proximity, as well as train stations at Lichfield and Rugeley Trent Valley offering great links to Birmingham, London and Manchester.

Directions

From the A515 at Yoxall take Bondfield Lane turning towards Morrey. After half a mile continue straight onto Yoxall Road. Continue on Yoxall Road for a further mile and Bank House is located on the left-hand side as indicated by our 'For Sale' board.

What3words: /// stables.dozens.undertook

The Farmhouse

A Three bedroom detached house offered with no upward chain and immediate vacant possession. The property offers spacious living accommodation with two large reception rooms, kitchen, utility room, cloaks/WC, three bedrooms and a family bathroom. The property is subject to an Agricultural Occupancy Restriction on the home.

The accommodation comprises as follows:

Dining Room

With two double glazed windows to front and side elevations, staircase rising to the first floor, the focal point of the room being the log burning stove which services the hot water for the property, central heating radiator

Lounge

With three double glazed units to side and front elevations, the focal point of the room being the open fireplace with timber mantle and exposed brick backing, central heating radiator.

Utility Room

With a double glazed window to the rear elevation, mains consumer unit, stainless steel sink and drainer, eye level wall units.



Kitchen

With two double glazed windows to rear and side elevations, matching base and eye level storage cupboards and drawers with roll top worksurfaces. Integrated appliances, Aga stove, central heating radiator, smoke alarm.

Rear Porch

With a double glazed window to the side elevation and stable door, leading to the rear of the property, internal door leads to

Cloaks/WC

With a double glazed frosted glass window to the side elevation, low level WC, wash hand basin and central heating radiator.

First Floor

Landing

With access into the loft space via loft hatch, smoke alarm, double glazed window to the side elevation, airing cupboard housing the immersion water tank, internal doors lead to:

Bedroom One

With two double glazed windows to rear and side elevations, central heating radiator, double wardrobe with shelving

Bedroom Two

With two double glazed windows to side and front elevations, central heating radiator, two built in double wardrobes: one single, one double.

Bedroom Three

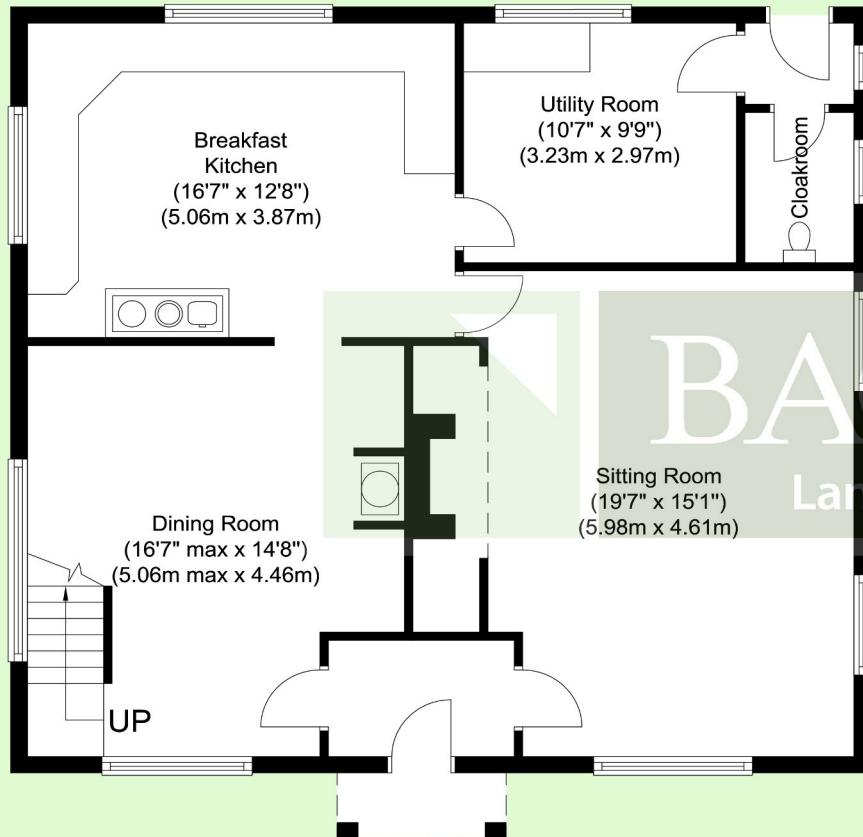
With a double glazed window to the front elevation, central heating, radiator, storage cupboard with hanging rails.

Bathroom

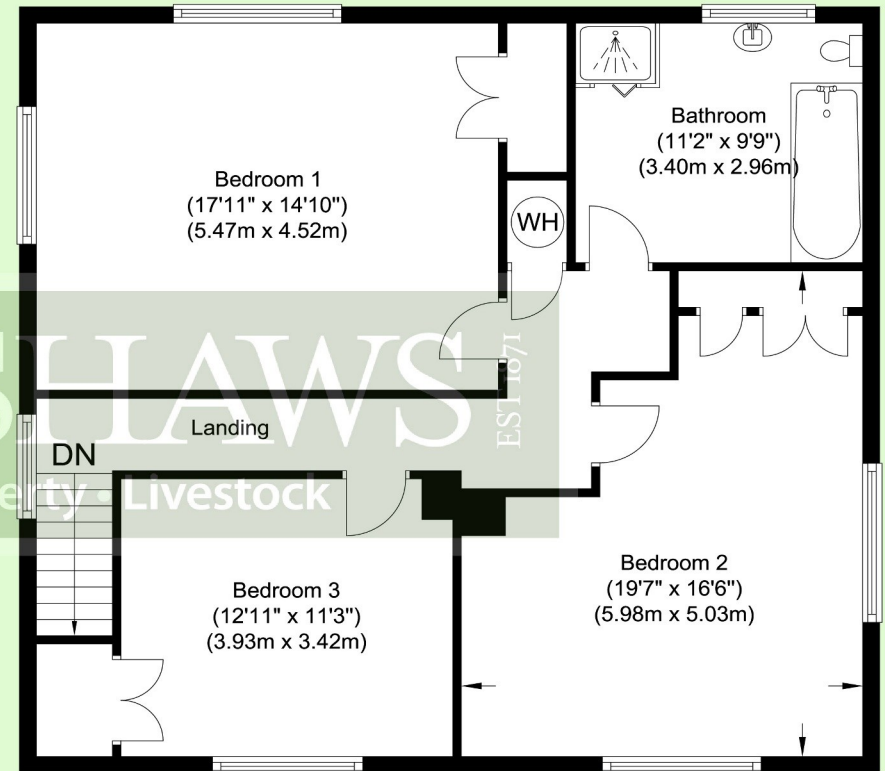
With a double glazed window to the rear elevation, featuring a four piece family bathroom suite, comprising of low level WC, pedestal wash hand basin, bath, shower cubicle with electric shower over and central heating radiator



Ground Floor



First Floor



Bank House, Yoxall Road, Hamstall Ridware WS15 3SD

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 property sits centrally on a wrap around plot, with gravel borders and enclosed timber fencing.

Services - The property is connected to mains electricity, the mains water from the adjoining farmstead, with private drainage by way of a septic tank. The purchaser will be required to install new meter connections for the water and a new septic tank upon purchase - further details available from the agent.

A log fire burner provides the heating and hot water for the farmhouse. Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

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.





General Information

EPC - E

Council Tax Band - F

Tenure and Possession - The property is being sold freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights - It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements - The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. Sporting, Timber and Mineral Rights It is understood that these are included in the sale as far as they exist.

Viewings - Strictly by appointment through the Ashbourne Office of Bagshaws.

Method of Sale - The property is for sale by Private Treaty.

Agricultural Occupancy Condition - The Property is subject to an Agricultural Occupancy Condition which restricts the occupancy to someone whose main or sole income is currently derived from Agriculture or Forestry.

Local Authority - East Staffordshire Borough Council, Market Place, Burton on Trent, DE14 1HA

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.

Parking - Parking is on the Driveway.

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 Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or 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 and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Vine House, Church Street, Ashbourne, Derbyshire, DE6 1AE

T: 01335 342201

E: ashbounre@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600
Uttoxeter	01889 562811



RICS



CAAV

rightmove



OnTheMarket.com



**The Property
Ombudsman**



**APPROVED CODE
TRADINGSTANDARDS.UK**