



Gorton Green

Stonywell Lane, Longon,



Gorton Green
Stoneywell Lane
Longdon
Lichfield
Staffordshire, WS15 4NN



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4.51 ac

An exceptional opportunity to acquire a detached country property which offers panoramic views across the countryside. Gorton Green is set within circa 4.51 acres (1.824 hectares) presenting a generous family living environment.

Guide Price:
£1,150,000



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Gorton Green

Location:

Gorton Green is situated near to the city of Lichfield, with transport links to the A38 and M42 and mainline train stations in Lichfield. There are several towns closely situated to Gorton Green, for example, Burntwood (3.5 miles), Cannock (6.4 miles) and Rugeley (5.3 miles).

Description:

Gorton Green comprises a beautifully detached country residence with spacious family living. There is also a brick and tile garage and a stable block. There is a private driveway leading to the house meaning it is situated well back from the lane. The property sits within the centre of its own land extending to circa 4.51 acres, creating an exceptional rural home. The mature and well kept gardens allows you to enjoy the peaceful surrounding countryside.

Ground Floor

Gorton Green provides character throughout the property with beamed ceilings and feature inglenook fireplaces in the dining and living rooms. There is a flowing living space throughout the ground floor, enabling an enjoyable family living environment. There is a good-sized, fully fitted kitchen, equipped with an Aga in the shade 'clotted cream' and double aspect views of the rear and front of the property. Moving into the utility, there are fitted floor and wall units, providing extra storage. On the right hand side the property, you will be greeted with double doors into the dining room. The large bay window allows for generous views across the gardens. Following through to the well proportioned sitting room which features a large inglenook fireplace, emphasising the character of the property. Finally, there is a conservatory to the rear of the property which captures the south facing views, creating a peaceful area within the property.



First Floor



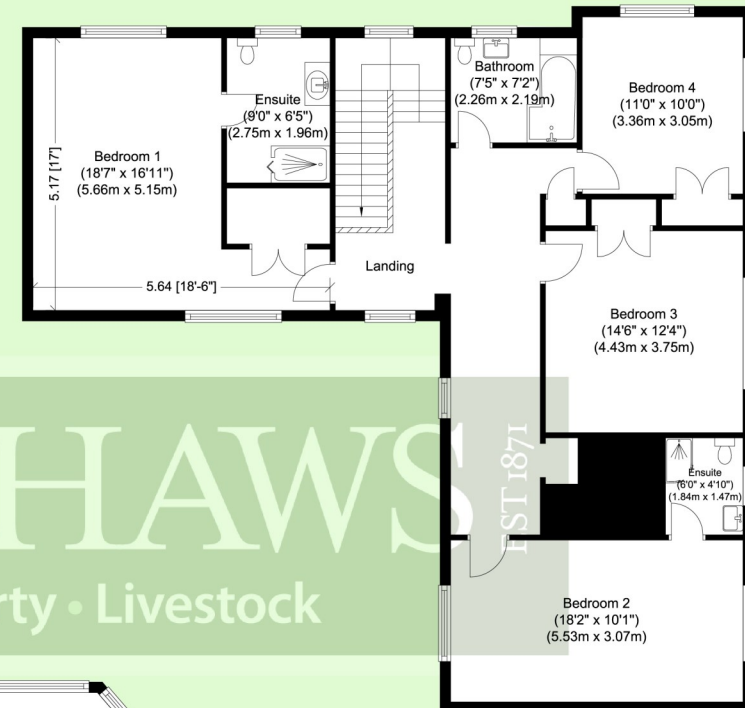
As you move up the full turn stairs, the first floor provides four generously sized double bedrooms. To the right of the hallway, you will be greeted with the master bedroom. This has a large, fitted double wardrobe providing lots of the space, there is also a fully fitted ensuite. Moving through the property, there is a smaller double bedroom equipped with a fitted wardrobe and twin aspect views of the surrounding countryside. The family bathroom provides an L-shaped shower-over-bath and a vanity basin to provide extra storage. Further along, there are two final large double bedrooms. The fourth bedroom is fitted with an ensuite, providing a corner electric shower.



Ground Floor



First Floor



Gorton Green Cottage, Stoneywell Lane, Longden, Lichfield WS15 4NN

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:

Gorton Green is situated within well kept mature gardens which surround the property. From the utility, there is a stable door which leads you to the rear of the property. There are several areas for storage, with two garden sheds situated around the lawn. In the south corner of the garden, there is a sunken area which creates a picturesque location for a small seating area. There is also a large patio area to the south of the garden, this creates a substantial seating area to enjoy the south facing views across the garden.

Outbuildings:

The property also has a block under felt stable block with two boxes. These are both fitted with water and electric.

At the left of the property, there is a single storey double garage creating a large storage area.

Land:

Included within the property is a parcel of land extending to circa 4.51 acres (1.824 acres). This provides excellent grazing land. The boundary to the land is by post and wire fencing. There is an automatic fill trough in the right paddock area which serves all the land.





General Information

Services:

Main Water and Electricity. Private Drainage.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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.

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.

Local Planning Authority: Lichfield District Council Frog Lane Lichfield WS13 6YU.

Directions: To reach Gorton Green from Lichfield, head northwest on the A51 towards Rugeley. Continue on the A51 for approximately 5 miles. Turn left onto Borough Lane, and after approximately 0.9 miles, turn left at the junction. After around 0.3 miles turn left onto Stoneywell lane, and your destination will be on the left, accompanied with our 'For Sale' Sign.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Ashbourne Office on 01335 342201 or by email at Ashbourne@bagshaws.com.

Council Tax Band – H

EPC – Rating E

Method of Sale: The property is for sale by private treaty.

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:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

There is ample parking and turning space at the end of the drive.

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.



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