



Abbots Wood

Kingstone



Abbots Wood
Blythe Bridge Bank
Kingstone
Uttoxeter
Staffordshire, ST14 8QW



4



2



2



TBC



1 acre

An exceptional opportunity to acquire a detached character country property in a stunning rural location with far reaching views, comprising spacious accommodation with four bedrooms and mature gardens all set within 1 acre (0.405 hectares) providing exclusive countryside living.

Guide Price:

Farmhouse: **£720,000**



Ashbourne Office - 01335 342201



Ashbourne@bagshaws.com





Abbots Wood

Location:

Abbots Wood is situated on the outskirts of the village Kingstone, Staffordshire. The Countryside property has idyllic views across Staffordshire. The property is nestled within a picturesque area of the Staffordshire countryside and is conveniently located for the market town of Uttoxeter (4.0 miles) and county town of Stafford (11.2 miles).

Description:

The house itself offers spacious living areas with a thoughtfully arranged layout to suit countryside living. Upstairs offer 4 generously sized double bedrooms with spectacular views over the surrounding countryside. Mature gardens surround the property, creating an ideal location for family living.



Ground Floor

This property boasts a number of reception rooms including a delightful dining room/lounge with doors opening onto lawned gardens at the back of the property. The sitting Room is comfortable, with a multifuel log burner and a large bay window with views across the gardens.

A beautiful Kitchen full of character, with built in appliances, fitted floor & wall units at the front of the property. It benefits from a spacious utility room with lots of adequate storage space. To the right of the utility, there is a downstairs WC.



First Floor

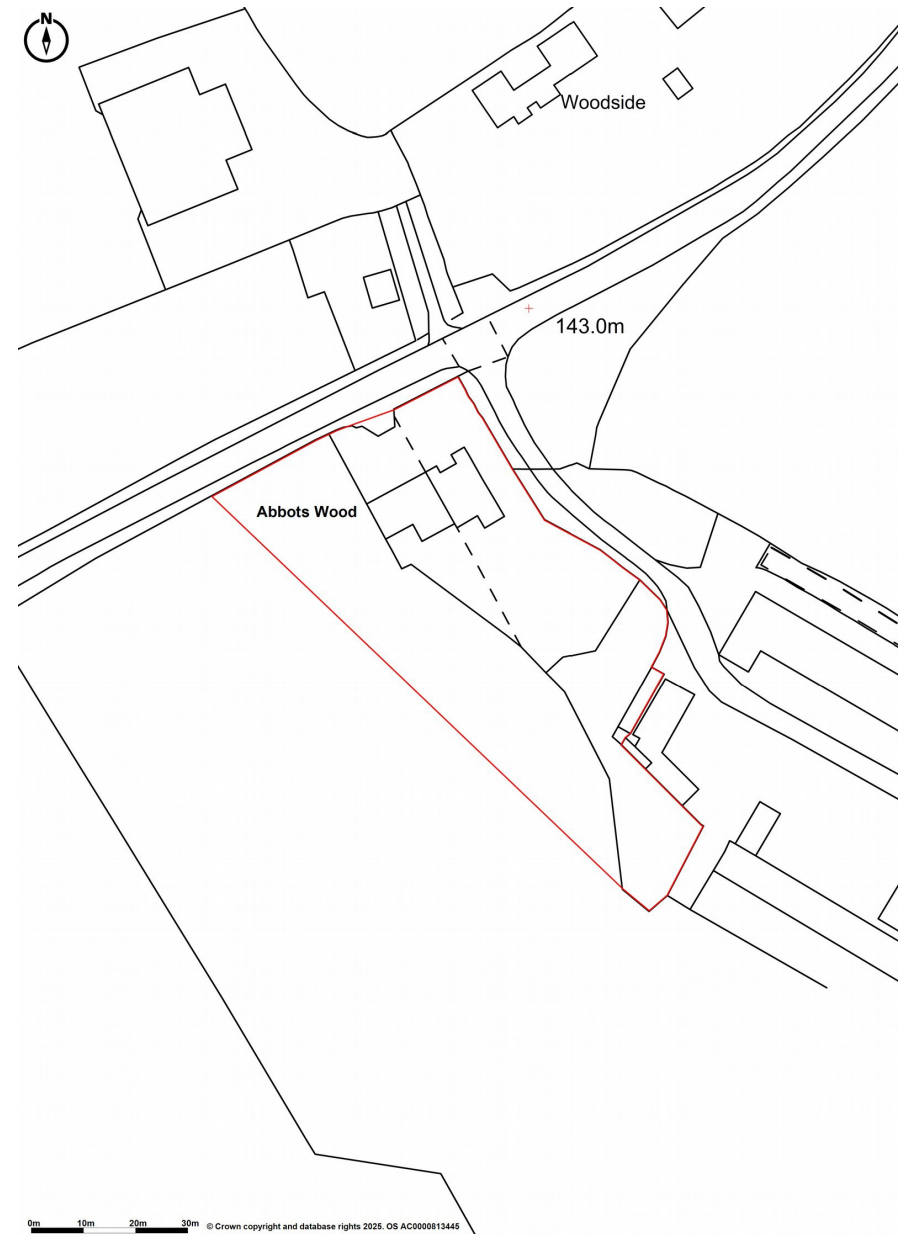
The staircase rises from a generous inner hallway to the first floor with 4 spacious sized bedrooms. Bedroom One faces the front of the property with a large window letting in lots of natural light. The large family bathroom sits next to Bedroom One, which is fully equipped with a corner bath and a large corner shower and fitted units with a basin and toilet. Bedroom Two and Three have large fitted wardrobes and large bay windows overlooking the surrounding fields. Finally, bedroom Four offers a generous twin sized room with a large window with North facing views.



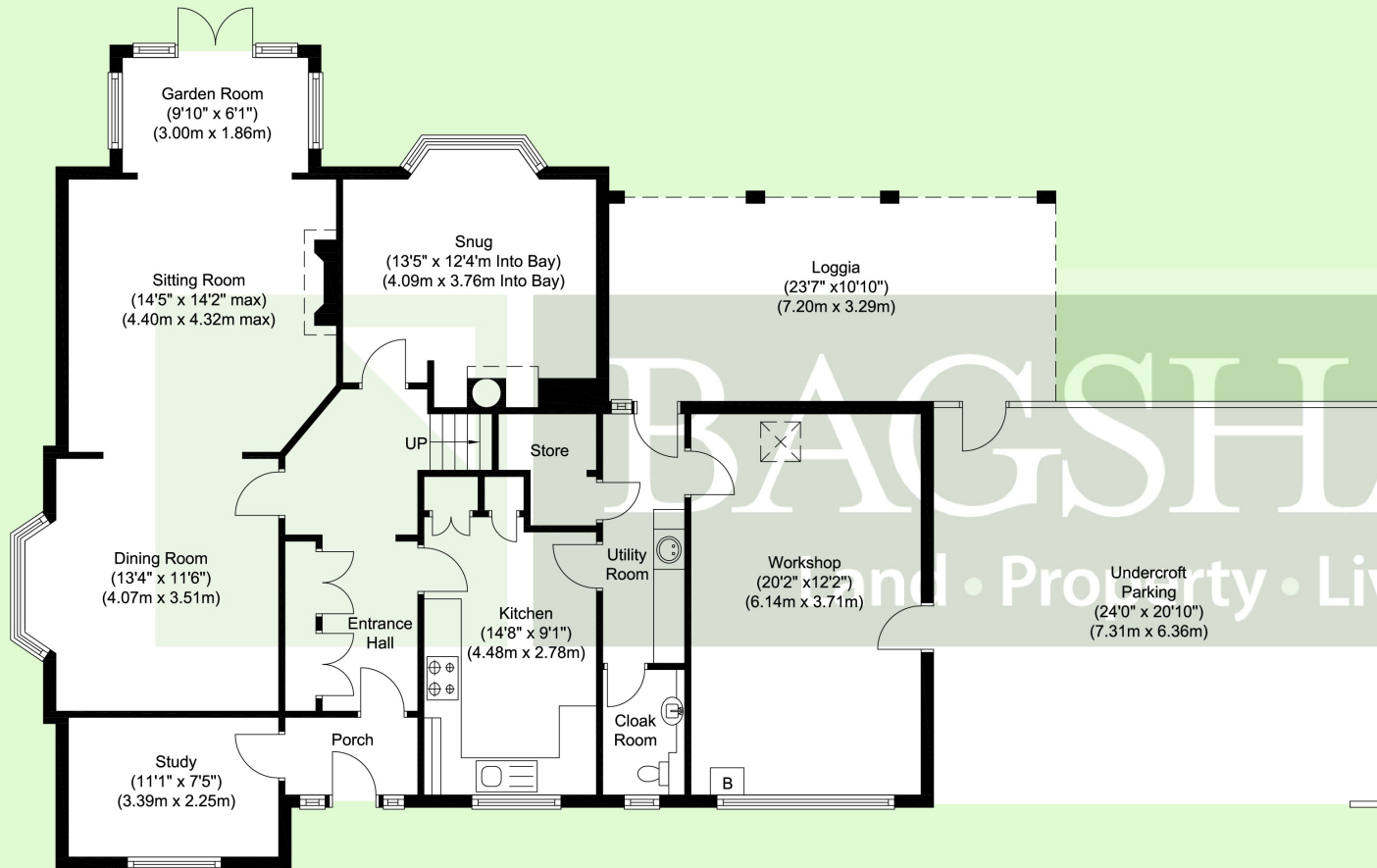


Workshop & Garage

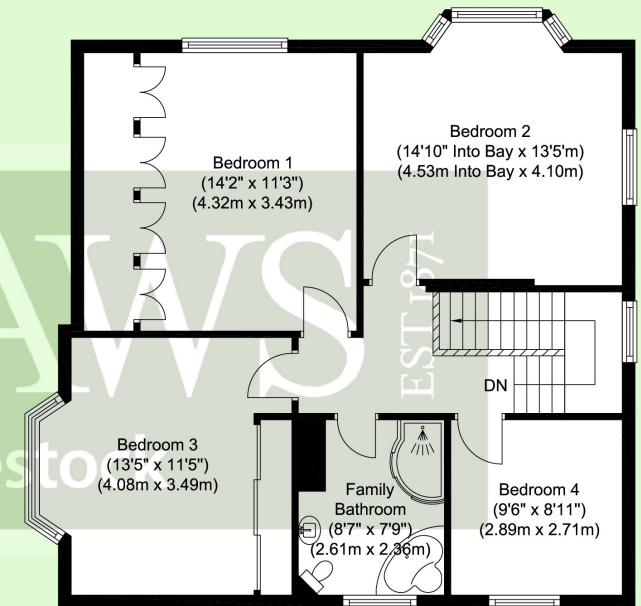
At the right side of the property, there is a large workshop with fitted floor units, creating a large area for storage and a Velux window which lets lots of natural light into the room. Following through to a substantial 2 car, car port which provides access to the front and the rear of the property.



Ground Floor



First Floor



Abbots Wood, Blythe Bridge Bank, Kingstone, Uttoxeter

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:

Externally, Abbots Wood benefits from well kept landscaped gardens that surround the back of the property, predominantly laid to lawn with a number of mature trees and shrubs, as well as a water feature. There is a large covered patio area which has excellent views over the surrounding countryside. Further down the garden there is a well kept orchard with various fruit trees in the vicinity.

Outbuildings:

There is a spacious greenhouse located to the left of the property, offering lots of space for vegetable growing.

At the rear of the property there is a long workshop which provides an excellent space for innovate projects.

Land:

There maybe additional land available through a separate negotiation.





General Information

Services:

Main Water and Electricity. Private Drainage to a reed bed system and then to a soakaway. Oil fired central heating.

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: East Staffordshire Borough Council, Town Hall, Burton Upon Trent, DE14 2EB. Tel: 01283508000

Directions:

From Uttoxeter, proceed along the B5013 towards Abbots Bromley for 1.5 miles. Then turn right towards Kingstone onto Uttoxeter Road and continue onto Blythe Bridge Bank. The property is situated on the left hand side of the main road.

Viewings:

Strictly by appointment only through the sole selling agents Bagshaw. Please contact the Ashbourne Office on 01889 526811 or by email at ashbourne@bagshaws.com

Council Tax Band – F

EPC – TBC

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

Solicitors— Bowcock & Pursail, Carter Street, Uttoxeter, ST14 8HE Tel: 01889 598888

Contact: Joy Hancock

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:

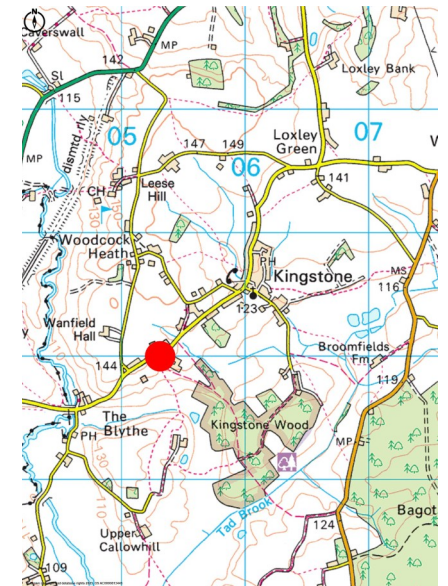
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is available on a large, surfaced driveway

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, DE6 1AE
T : 01335 342201
E : ashbourne@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
Uttoxeter	01889 562811

