



The Deer Yard

Lysways Lane, Longdon Green



The Deer Yard
Longdon Green
Rugeley
WS15 4QA



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With panoramic views over the beautiful Trent Valley, The Deer yard occupies a quiet, elevated rural position on the outskirts of Longdon Green, close to the popular villages of Longdon and Upper Longdon, Staffordshire. The cathedral city of Lichfield is a short drive away meaning this recently converted detached single storey barn conversion provides an idyllic rural setting with all the benefits of excellent transport links to Lichfield and beyond. Set in its own extensive and mature grounds and with no upward chain, this property is a must view to appreciate its setting and the accommodation on offer.

Guide Price:
£635,000



Ashbourne Office - 01335 342201



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Location

The Deer Yard can be found at Hill Top Farm, a beautiful and secluded residential complex reached by a country lane just off Lysways Lane at Longdon Green. The property is located through the original oak farm gates, along a private drive leading to its own gated entrance and private sweeping driveway.

The property is located approximately 4 miles north of the Cathedral City of Lichfield, 4 miles to the south east of the market town of Rugeley and approximately 8 miles north east of Burntwood. The property has excellent road links to the A51, A515 and A38 with both Rugeley Trant Valley and Lichfield Trent Valley Stations in close proximity providing direct services to London Euston, Manchester Piccadilly and Birmingham New Street.

The location also benefits from excellent private and state schooling being within a short distance of the Lichfield Cathedral Junior School a few minutes up the road.





Internally

The front door opens into an entrance hall which moves straight into the kitchen area. The Kitchen has an extensive range of wall and floor units with wooden floors and large windows overlooking the garden.

The Sitting room can be found through the Kitchen with lovely beamed ceiling, log burner nestled in the room and views out over the Trent Valley.

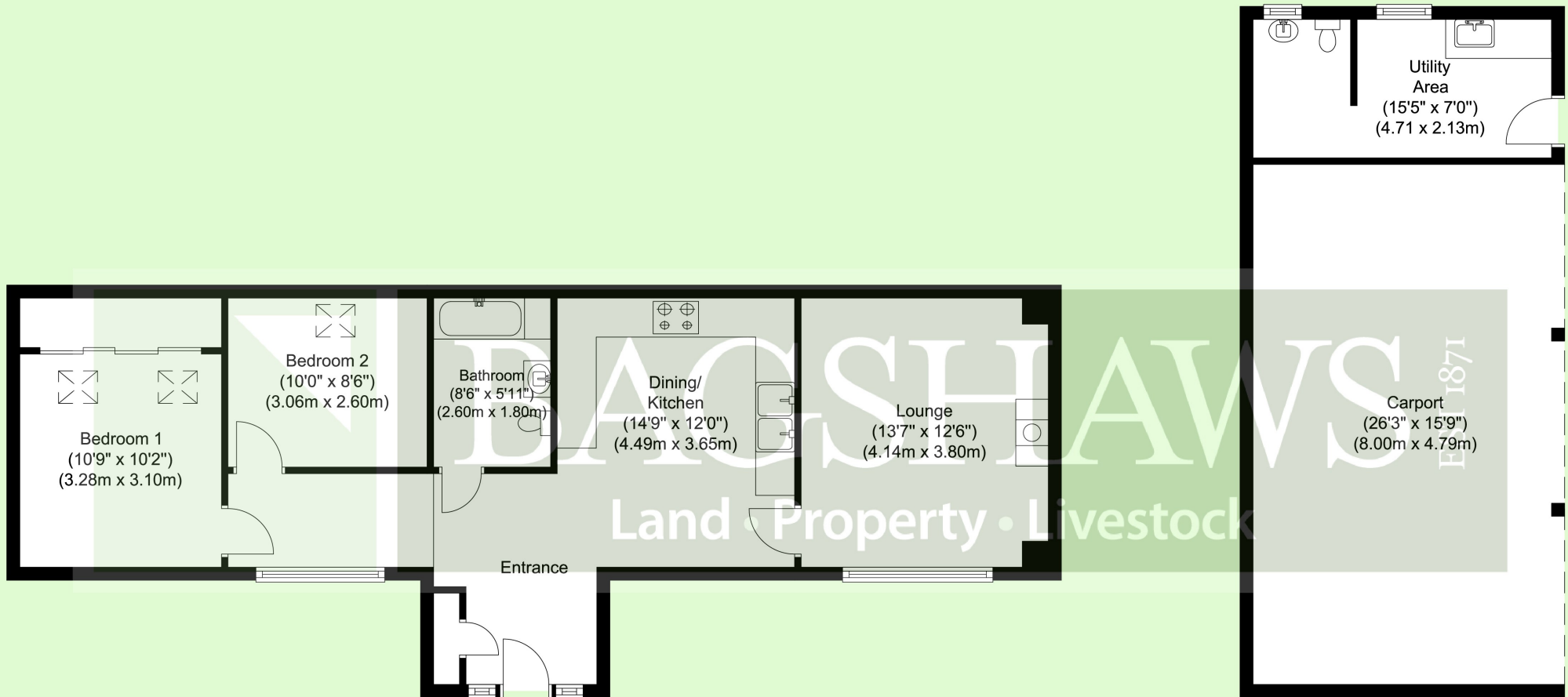
From a small step up in the hallway leads you through to the Bedrooms which are both good sized double bedrooms with vaulted ceilings, the Master Bedroom benefitting from internal wardrobes.

The Family Bathroom is complete with a bath with shower over and fantastic storage.



Ground Floor

Outbuilding



The Deer Yard, Hill Top, Lysways Lane, Longdon Green, Rugeley

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 Deer Yard is set in a mature sloping garden with a large pond, landscaped lawn area and an orchard. The property further benefits from a large timber framed triple garage also containing the utility room for the property plus a WC Cloakroom , complete with washing machine points and fitted units. A door in the rear garden wall leads to a further upper level of the garden.



General Information

Services:

The property is connected to Mains Water and Electricity and benefits from private drainage which comply's with all the latest regulations. There is an oil fired central heating system for the property.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

The sporting and mineral rights are assumed to be in hand and any value attributable to them has been included within the valuation.

Rights of Way, Wayleaves and Easements:

We understand there is a right of way to the benefit of neighbouring properties to access a package treatment system located just off the property boundary. 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, District Council House, Frog Lane, Lichfield, WS13 6YU

Directions:

From Lichfield, follow the Western Bypass North, then take the first exit onto the 51 towards Rugeley. In half a mile, turn left onto Longdon Green and the next right onto Lysways Lane. Finally in 0.3 miles turn left towards Hill Top Farm where the Deer Yard is situated.

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – D

EPC – TBC

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

Solicitors— TBC

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 currently on the Driveway.

Additional Land:

Additional land may be available directly adjoining the property and by separate negotiation. Please ask the Agent for details.

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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