



Bank Top Farm

Garshall Green, Milwich, ST18 0EP





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Garshall Green

Milwich

ST18 0EP



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6.01ac

A wonderful and rare opportunity to purchase a spacious farmhouse and barn for conversion, set within in 6.01 acres (2.432 hectares) and nestled within a delightful rural location. Viewing is highly recommended.

**Bank Top Farm is available to purchase as a whole  
or in two lots:**

**Lot 1:** Farmhouse and Paddock - OIEO £600,000

**Lot 2:** Barn for Conversion with Paddock - £200,000—£225,000

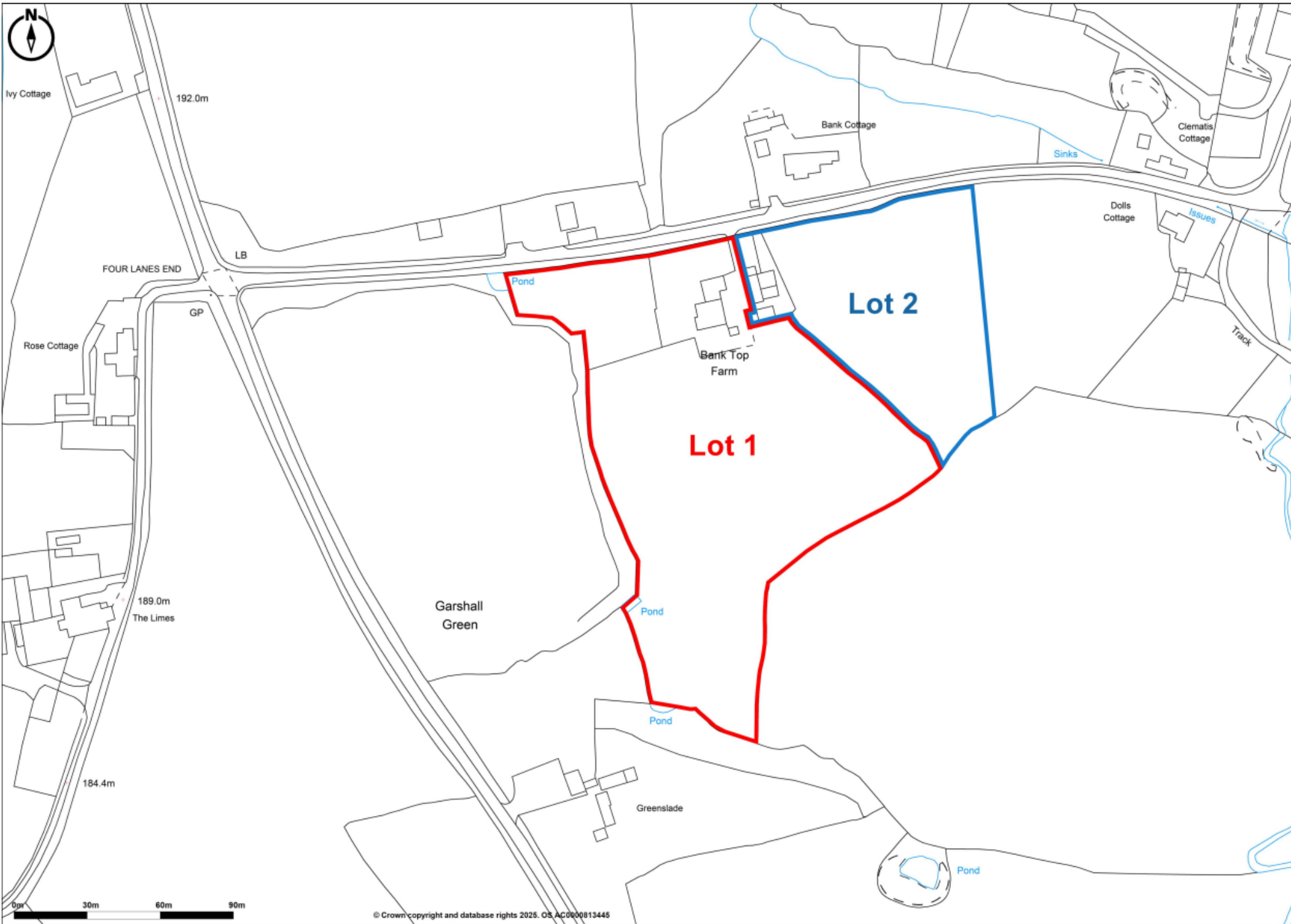


Ashbourne Office - 01335 342201



[ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com)







# Description

Set in a picturesque rural location, enjoying surrounding views over rolling countryside, Bank Top Farm is an incredible opportunity for smallholders and those with equestrian interests to create exceptional rural home.

The farmhouse offers superb potential for enhancement to transform to suit individual requirements and styles. It presently offers generous 4 bedroom accommodation, with the nearby brick barn, having already obtained its prior approval for Class Q conversion to a dwellinghouse, offering potential for multigenerational family living or holiday let opportunities.







# Lot 1 - Farmhouse and Paddock

**Offers In Excess Of: £660,000**

The Farmhouse is set within over three quarters of an acre (0.353 hectares) of gardens and grounds. It is lotted together with a 4.25 acre (1.365 hectare) grassland paddock, which the two front reception rooms and second floor bedrooms of the farmhouse enjoy views over.

The ground floor accommodation presently comprises a rear Verandah, leading into the kitchen, which has fitted wall and floor units, through to the large utility space, with its large Belfast sink and further fitted units. A door to the useful cellar space also leads off the kitchen.

A separate door from the Verandah leads into a series of store rooms, as well as a downstairs WC, with a door leading from the main store room into the double garage, which benefits from central heating. The double garage can accommodate up to two vehicles, with parking available for up to four vehicles on the paved driveway to the east elevation of the farmhouse.

From the kitchen you are led into the impressive front entrance hall with two spacious reception rooms situated off, boasting high ceilings, exposed beams, picture rails and fireplaces to both. The front entrance hall, with its traditional timber panelling, houses the staircase leading to the bedrooms and family bathroom. The rest of the accommodation is split over two levels.

On the first floor, there is a family bathroom with basin, W.C and bath with shower over. There is a small double bedroom and larger double bedroom located on this level. On the second floor, two large double bedrooms lead off a light and airy landing space.









## Cellar

## Ground Floor

## First Floor



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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**



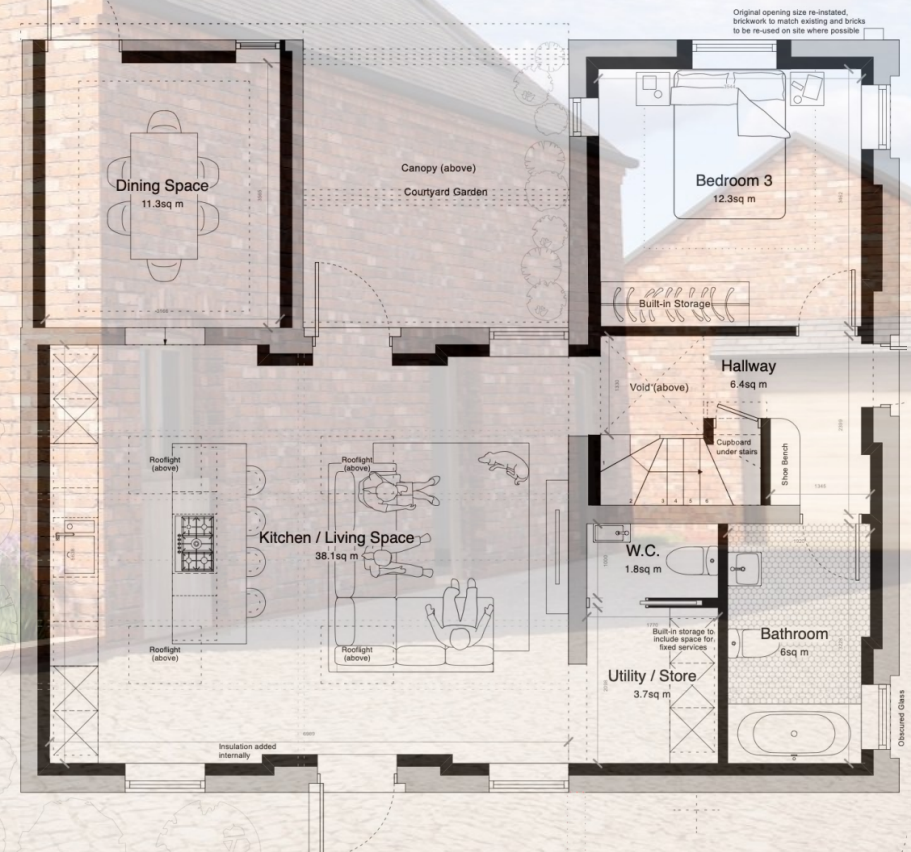
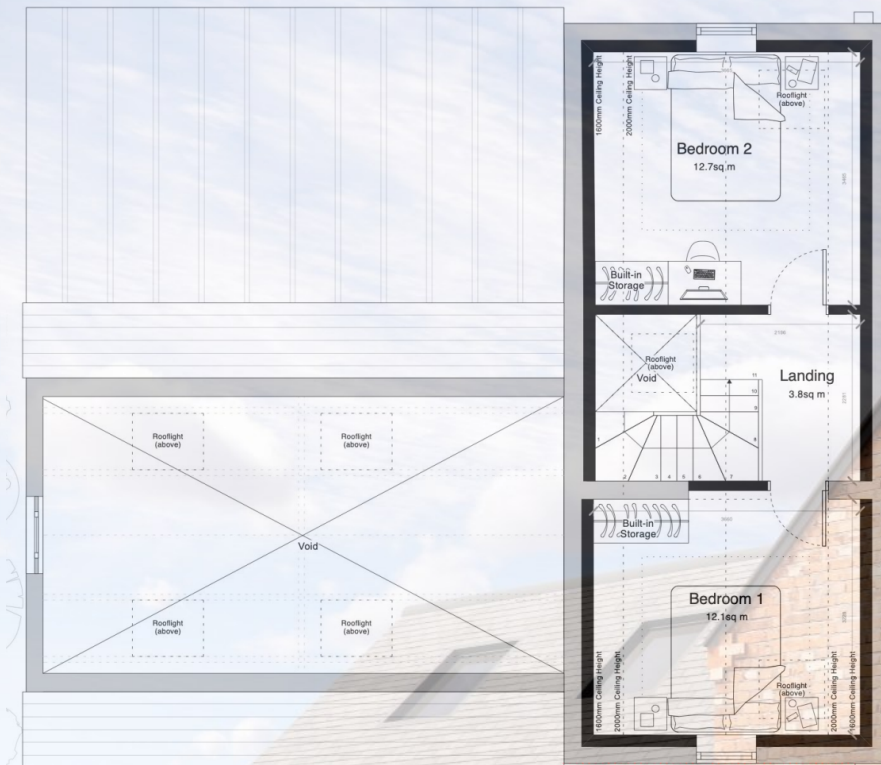
# Lot 2 - Barn for Conversion with Paddock

**Guide Price: £200,000—£225,000**

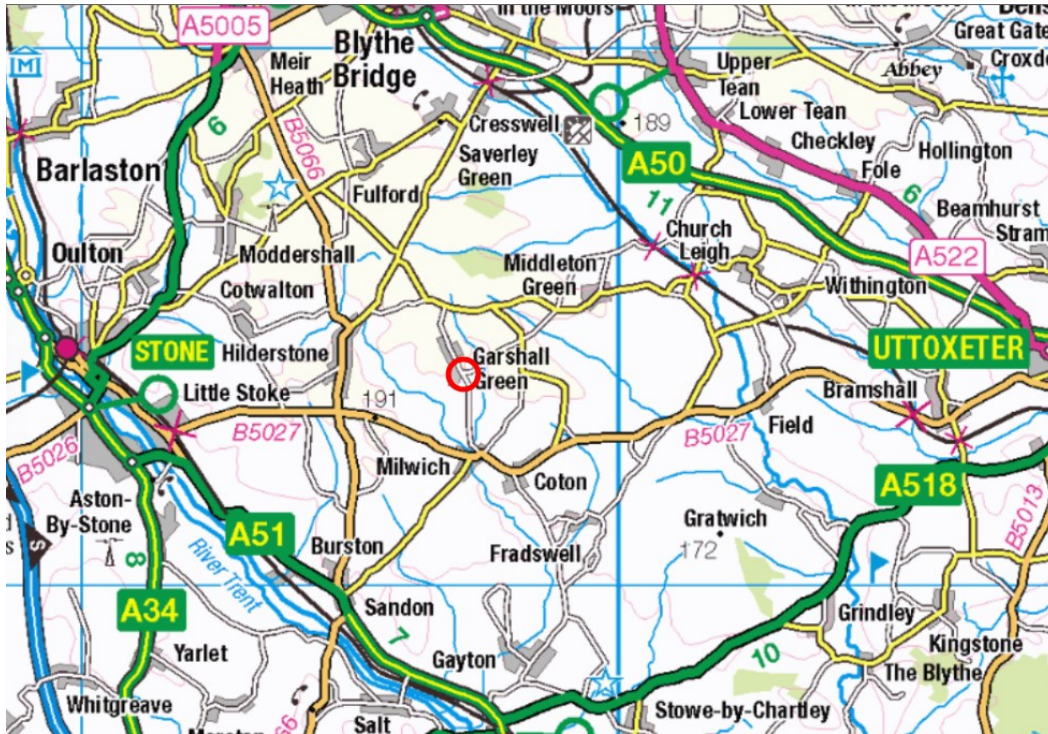
An excellent development opportunity to purchase an attractive brick barn for conversion to a dwellinghouse, set in 1.76 acres (0.713 hectares) of land, offering ample space to enhance for parking and gardens, subject to adhering to necessary planning consents, to make the most of the attractive rural setting.

The approved design offers a modern open plan kitchen living space with a vaulted ceiling and roof lights making it a light and airy design. Additionally, an entrance hallway, separate dining room, useful utility room with separate WC, as well as a spacious family bathroom and third bedroom are proposed for the ground floor accommodation. Two further double bedrooms lead off a landing on the first floor.

Lot 2 has the added benefit of an existing garage, with a parking space for a vehicle to be made available within Lot 1, in front of the garage and to the western elevation of the barn. For further information regarding parking provisions, please contact the agents to obtain an Information Pack.







### Directions

From the B5027 (Uttoxeter Road), on entering the village of Milwich, take the first left turn onto Allways Close. At the T junction, turn left and continue for 1 mile, until a set of crossroads at the top of the hill, turning right at the crossroads down the lane to reach the entrance drive.

**What3words:** /// effort.good.nerd

### Location

The property nestled within a picturesque area of the Staffordshire countryside and is conveniently located for the county town of Stafford (8 miles), canal town of Stone (6.5 miles) and market town of Uttoxeter (9.4 miles).

### Planning

Prior approval was granted under Class Q for the change of use of the agricultural barn into a dwellinghouse on 13th August 2024 (24/39121/PAR). An Information Pack, containing planning documents, is available from the agents upon request.

**Local Authority** - Staffordshire Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ

**Council Tax Band** - F

**EPC** - F

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

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

# General Information

## Services

There are mains water and electricity connections to the property, with private drainage by way of a septic tank. Subject to Lot 1 and Lot 2 selling separately, upon completion a new treatment plant is to be installed, to be located within Lot 2, to service both lots, with costs being shared. Further information is available upon request from the agents within an Information Pack.

An oil-fired boiler provides the heating and hot water for the farmhouse. Prospective purchasers must satisfy themselves as to the availability and suitability of any services.

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.

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.

**Rights of Way, Wayleaves and Easements** - Public Footpath, Milwich 23 crosses Lot 1 and Lot 2 along their southern boundaries. The property is crossed by overhead electricity lines with wayleave agreements understood to be in place. The property is offered subject to and with the benefits of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

**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 being sold freehold with vacant possession upon completion.

**Sporting, Timber and Mineral Rights** - The sale includes all sporting, timber and mineral rights that may exist on the property.

**Solicitors** - Dicksons Solicitors, 36 Cheapside, Hanley, Stoke-on-Trent, ST1 1HQ T: 01782 262424

**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](mailto:ashbounre@bagshaws.com)

[www.bagshaws.com](http://www.bagshaws.com)

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Ashbourne	01335 342201
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