



Hadley House Farm Hadley End
Burton-On-Trent



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Burton-On-Trent

DE13 8PF



3



1



2



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1.31
acre(s)

Hadley House Farm is an attractive country property comprising of a two storey farmhouse, occupying a private rural position with a range of outbuildings. The farmhouse has planning for a double storey extension to the rear and requires full modernisation whilst offering an excellent opportunity to create a large family home in a sought after position. The property currently offers

£680,000



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Location

Hadley House Farm is located in a sought after and picturesque location within the hamlet of Hadley End, Yoxall, which offers local amenities including a quality butchers, artisan bakery and wine store, a stones throw away from the farm. The property is situated north of the Cathedral City of Lichfield which offers further amenities. There are highly thought of schools in the nearby villages of Yoxall and Kings Bromley and excellent secondary schools in nearby by Barton under Needwood and Lichfield. Further benefits include great commuter links to the A515, A38 and the M6 Toll Road.

Directions

From take Lichfield, the A515 towards Kings Bromley. Proceed through Kings Bromley and Yoxall. On leaving Yoxall take the first left when the road forks at Woodmill Bridge. Proceed to the junction where five roads meet and turn left past Paul Shum Butchers along an Dunstall Lane for approximately 0.2 miles with the property located on your left hand identified by our for sale board.

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Description

Hadley House Farm is an attractive country property comprising of a two storey farmhouse, occupying a private rural position with a range of outbuildings. The farmhouse has planning for a double storey extension to the rear and requires full modernisation whilst offering an excellent opportunity to create a large family home in a sought after position. The property currently offers accommodation over two floors comprising of a good sized kitchen, boot room, office, study, pantry, living area and dining room, and to the first floor there are three bedrooms, a family bathroom and separate W.C. The property also benefits from a large garden and adjoining paddock to the front extending in total to 1.31 acres or thereabouts including ample parking on the yard to the rear. The farmyard offers a range of brick under tile and steel portal framed buildings which benefit from planning permission for residential conversion into two detached units. The barns benefit from access off the farm drive and will both enjoy having gardens and parking.

Planning for the Farmhouse

The farmhouse has planning for a two storey rear extension and triple garage under planning application number P/2022/01196. This will create a large family kitchen with bifold doors leading out to the garden. On the second floor the extension will create a beautiful master bedroom with a dressing room and en-suite with full length balcony overlooking the countryside. All four bedrooms will have en-suites. There is also planning for a separate brick under tile outbuilding to become a home office, gym and w.c. with further Planning for a triple garage.

Entrance Hallway

Living Room

Sash windows with brick surround fire place and sash windows

Dining Room

Brick surround fireplace and sash window

Kitchen

Wooden floor and wall units, mixer tap and sink, cooker point and having the benefit of a pantry.

Utility/ Boot Room

Plumbing for washing machine, tiled walls and floor.

Pantry

with fitted shelving

Office

UPVC window

Office

Bedroom 1

a good sized double bedroom with a sash window and fireplace

Bedroom 2

Large double bedroom with an open fire and sash window

Bedroom 3

a large double bedroom with UPVC window.

Bathroom

with a large shower, basin, airing cupboard and UPVC window.

W.C

a separate w.c from the main family bathroom

Planning

The planning permissions referred to above require a number of the existing buildings to be demolished. Thus will be the responsibility of the purchasers. Full copies of the plans are available from the selling agents.

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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