



Coldwell House Farm

Gentleshaw



Coldwell House Farm
Coldwell
Rugeley
Staffordshire
WS15 4NJ



3



4



1



TBC



52.44 ac

An attractive agricultural holding extending to approximately 52.44 acres (21.197 hectares) comprising of a farmhouse, a Dutch barn, farm buildings, and numerous stables with substantial grassland. The property provides versatile equestrian and agricultural opportunities alongside a generous family home. The range of buildings, stables and grassland provide a variety of agricultural and equestrian potential.

The property is offered as a whole or in five lots.

Guide Price:

Lot 1: £1,250,000

Lot 2: £55,000

Lot 3: £120,000

Lot 4: £195,000

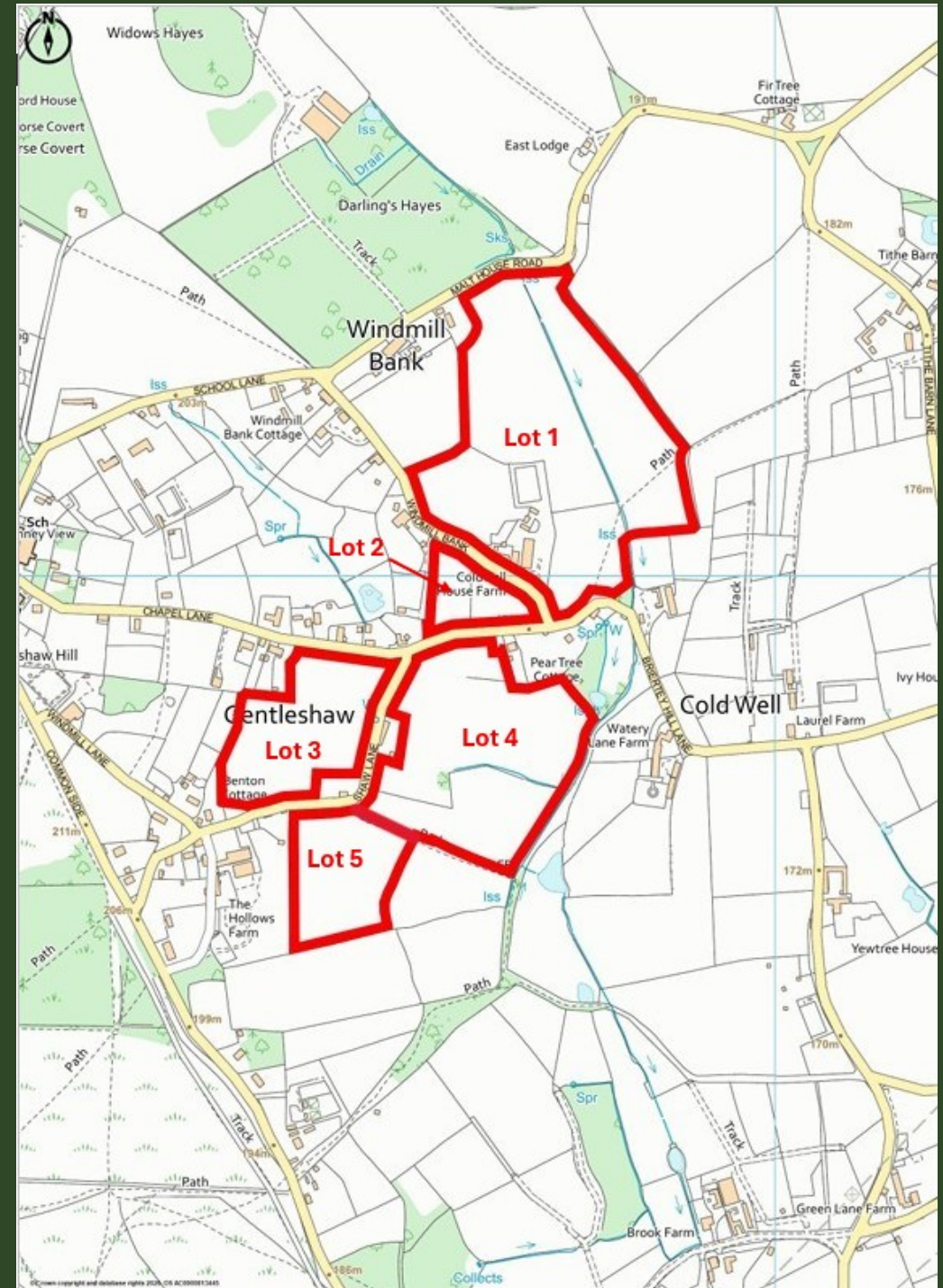
Lot 5: £105,000



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Ground Floor

The ground floor provides well-proportioned living accommodation, retaining a number of character features, comprising of a lounge and a sitting room, dining room, conservatory and a kitchen together with a spacious utility room incorporated with a WC. Off the kitchen a door leads to the cellar providing further storage.

The lounge has a bay window and brick surround fireplace while the sitting room also benefits from a bay window and a log burner set within a fireplace. The kitchen is fitted with an aga and an external door into the rear courtyard with an open doorway leading to the dining room. Finally, the utility room contains a downstairs WC and further external doors into the rear courtyard..



First Floor

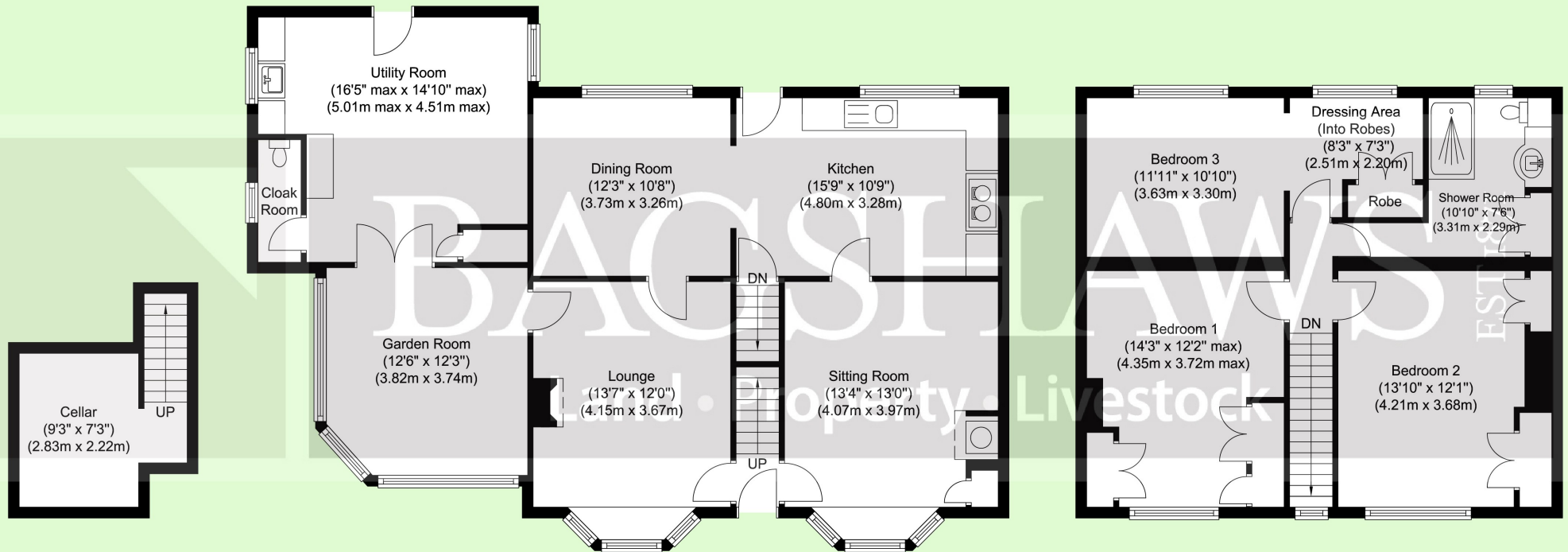
The first floor comprises of three well-proportioned bedrooms, each benefiting from built in storage cupboards. To the left doorway you step up into the room with an outlook over countryside views. Similarly, the door to the right is a further generous bedroom. Following to the rear of the property is bedroom number three with a small dressing area as you walk in and an archway leading to the main room. A family bathroom completes the first floor with a walk in shower and storage alongside the loft hatch.



Cellar

Ground Floor

First Floor



Coldwell House Farm, Coldwell, Rugeley. WS15 4NJ

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, the property has parking for multiple vehicles on the driveway with a charming front garden. To the rear is a private courtyard enclosed with an L-shaped brick farm building which holds three storage rooms, and a coal store together with a double garage with the oil tank located behind.

The land extends to approximately 52.44 acres (21.197 hectares) and is divided into 5 parcels separated as 22.86 (9.25 hectares) acres which include the main house, 2.78 acres (1.126 hectares), 7.43 acres (3.006 hectares), 13.96 acres (5.56 hectares) and 5.2 acres (2.10 hectares). The land is predominantly grassland supported with a range of agricultural and equestrian buildings, including a Dutch Barn, farm buildings and numerous stables. The separate parcels provide flexibility for grazing and equestrian uses, with the outbuildings offering facilities for livestock, machinery and storage.



Lot 1 and Lot 2



Lot 2



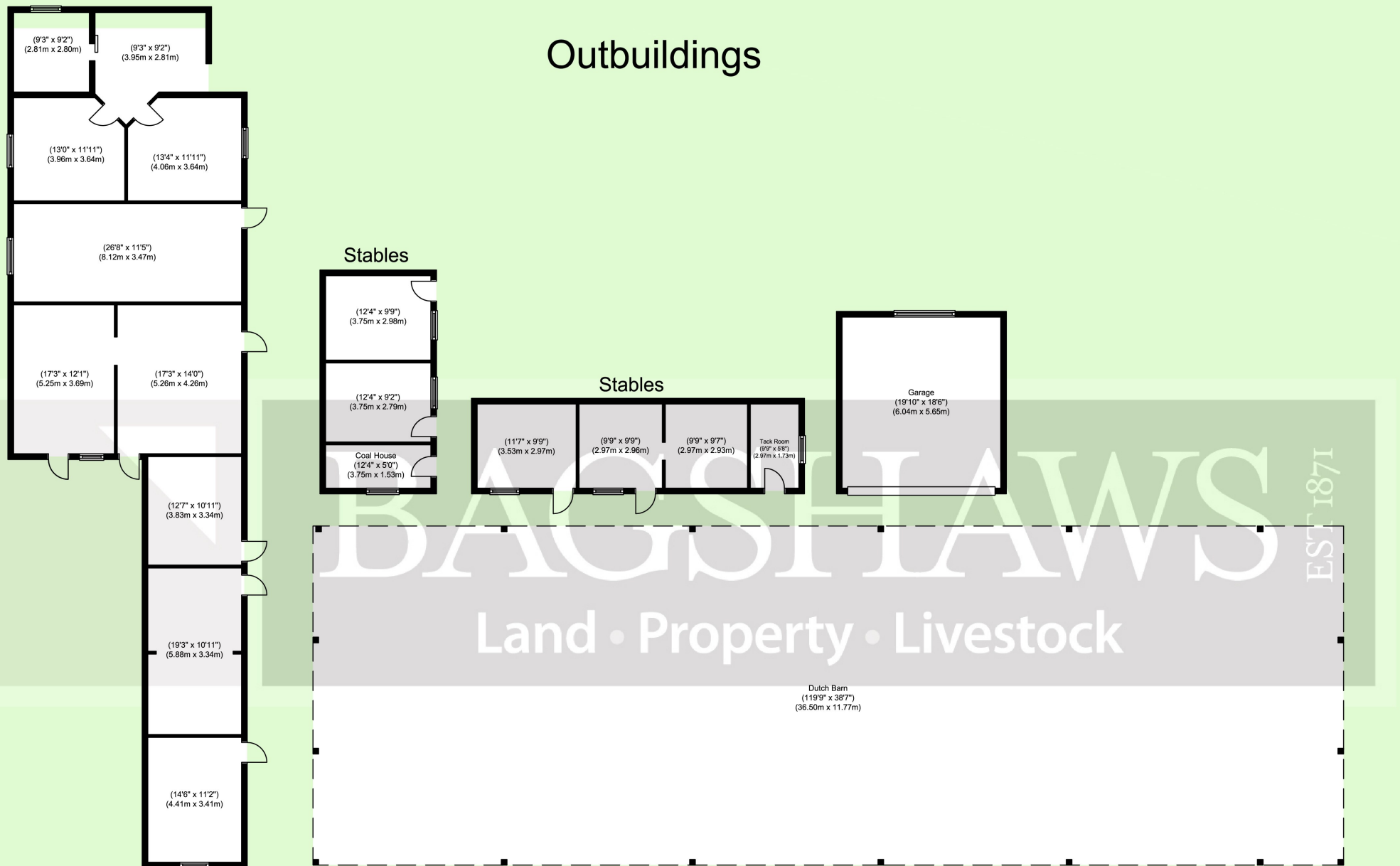
Lot 3



Lot 4 and Lot 5



Outbuildings



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Assessments First

General Information

Services:

Main Water and Electricity. Private Drainage. Oil fired central heating and wood burner.

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 easements and wayleaves whether or not defined in these particulars. It is understood that a public footpath runs over the land.

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

What3Words: ///stocks.deals.bleak

Directions: To reach Coldwell House Farm from Rugeley, head down the A513 towards Burntwood continuing through the village of Armitage. Proceed towards Gentleshaw, turning onto Briertey Hill Lane and continuing to Windmill Bank. Follow this road toward Colwell and Coldwell House Farm will be found off Windmill Bank.

Viewings:

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

Council Tax Band – G

EPC – 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. 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 on the 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.



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