



Brook House Farm

Enson, Stafford



Brook House Farm

Enson,
Stafford,
ST18 9TA



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10.61ac

Set in a private, rural location Brook House Farm offers a characterful 3/4 bedroom cottage, with a useful range of outbuildings, extending in all to 10.61 acres (4.294 ha)

For Sale by Private Treaty

Guide Price:

£850,000



Penkridge - 01785 716600



penkridge@bagshaws.com

Location

Brook House Farm is situated in the small rural hamlet of Enson, near Stafford. Enson sits to the south of the River Trent and is in close proximity to the village of Sandon, which offers a Public House, nursery, Church, village shop and cricket club. The property is situated 3 miles north of the County town of Stafford. The property boasts close proximity to larger link roads, including the A51 at Sandon, and Junction 14 of the M6 being only 5 miles away.





Description

Brook House Farm offers a rare opportunity to purchase a secluded three bedroom character cottage set in 10.61 acres (4.264 ha) of land, with a range of stables and useful outbuildings. The accommodation spans over 2 storeys and has spacious ground floor living and entertaining space with potential for further modernisation.

The property is accessed over a private driveway off Enson lane, flanked either side by paddocks, through to a large parking area. The property benefits from a range of useful buildings including two large sheds and further field shelters throughout the paddocks. The double garage offers further space, sitting adjoining the large garden which adjoins the orchard.

Brook House Farm is ideal for smallholders, those with equestrian interests or anyone looking for a spacious and private property in a pleasant, rural area. Viewing is highly recommended.

The accommodation comprises:

Entrance Hallway

A spacious hallway with large fitted cloaks cupboard with pine doors; and tiled floor. The hallway has a walkway through to the living room and stairs to first floor, and doors through to the ground floor shower room, Kitchen, and office/ bedroom 4.

Shower room 2.35m x 2.27m (7'8" x 7'5")

Large shower room with fully tiled walls, a corner shower cubicle, a vanity unit with a mirrored cupboard, incorporating a basin and W/C. With a heated towel rail and linoleum floor.

Kitchen 5.46m x 3.67m (17'10" x 12'0")

A large dining kitchen with exposed beams to the ceiling, wooden fitted cabinets incorporating shelving, a built in Bosch fridge freezer and double oven. There is a ceramic hob with tiled splashbacks, built-in NEFF dishwasher and a large stainless steel sink, overlooking the driveway.

Bedroom 4/ Study 3.36m x 3.65m (11'0" x 11'11")

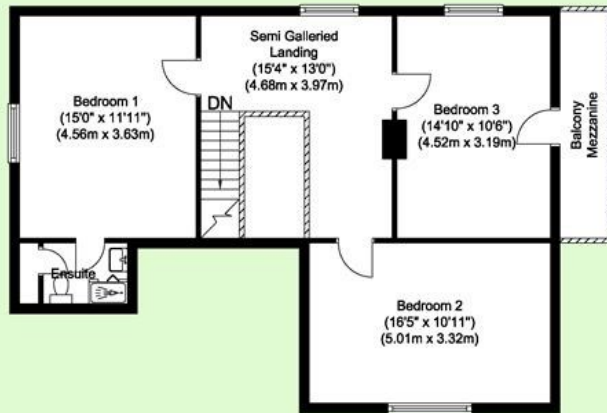
A sizeable study, home office space or further bedroom. Carpeted, with a radiator and window to side.

Sitting Room 4.4m x 12.05m (14'5" x 39'6")

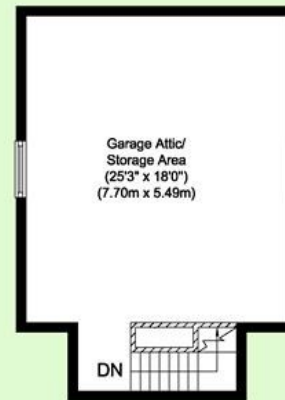
An impressive sitting room extending to nearly 40' in length! The space is divided with a central former fireplace and chimney. To the end of the room there is a section which is full height to the eaves with exposed beams, overlooked by a balcony from the first floor. There is an impressive inglenook fireplace with a log burning stove, feature brick surround and a quarry tiled hearth. There are French doors, a stable style door and windows through to the conservatory.



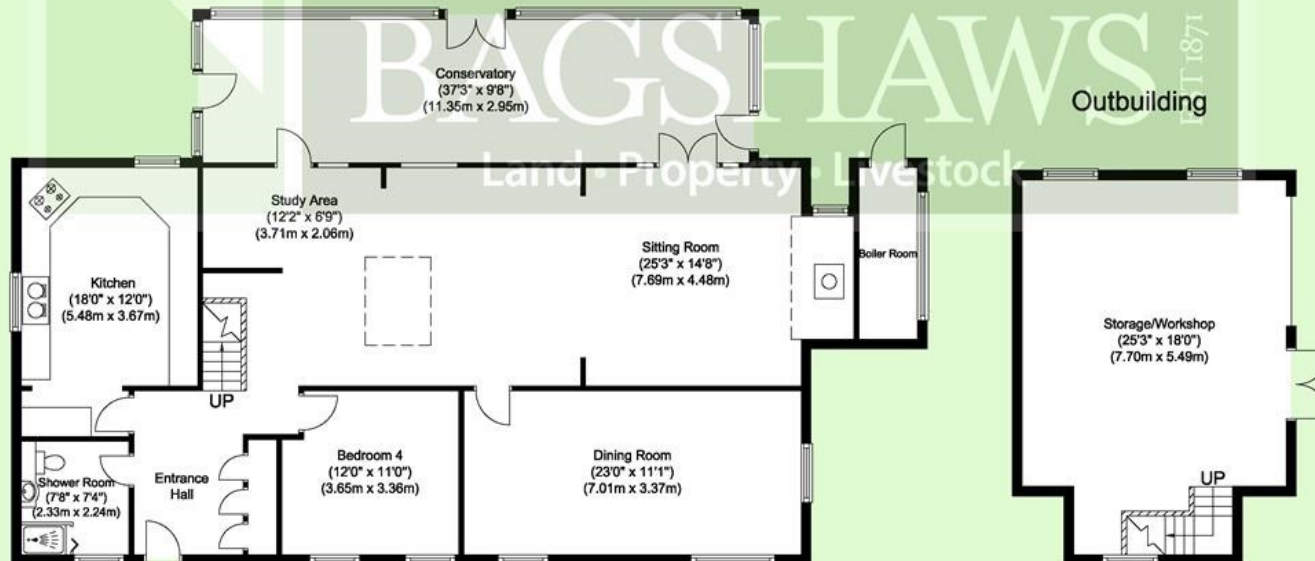
First Floor



Outbuilding



Ground Floor



Brook House Farm, Enson, Stafford ST18 9TA

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

Dining Room 3.35m x 7.02m (10'11" x 23'0")

A spacious room with carpeted floors and windows to two aspects overlooking the side lawns.

Conservatory 2.78m x 11.35m (9'1" x 37'2")

A light and airing room along the length of the much of the cottage, overlooking the garden and surrounding countryside. Having dwarf brick walls with wooden window sills and double glazed windows over, with a PVC roof. French doors to the centre and single doors at either end lead through to the large garden. Tiled floors, radiator, wall lights and plumbing for a washing machine.

Carpeted stairs to the first floor.

Landing 4.68m max x 3.75m max (15'4" max x 12'3" max)

A spacious landing room, part under eaves, with a dormer window overlooking the garden, with a small feature fireplace.

Bedroom 1 - 4.55m x 3.69m (14'11" x 12'1")

Having an under eaves ceiling with exposed beams, with a window to end, radiator and steps up to an en-suite shower room.

Ensuite - 1.92m x 1.89m (6'3" x 6'2")

Modern suite with a large shower cubicle with an electric shower, W/C, basin, part tiled walls and linoleum floor. Heated towel rail and an under eaves cupboard housing the hot water tank.

Bedroom 2 - 3.31m x 5m (10'10" x 16'4")

A large double room, carpeted with a radiator and window to side.

Bedroom 3 - 3.19m x 4.47m max (10'5" x 14'7" max)

Having a small fireplace and dormer window to rear and a door through to the mezzanine balcony over the sitting room. Carpeted floor and radiator.

Mezzanine Balcony - 0.75m x 4.33m max (2'5" x 14'2" max)

Carpeted, overlooking the sitting room and its feature inglenook fireplace.

To the end of the house is a boiler room, with a storage area.

Externally

The property benefits from extensive lawned gardens, a detached double garage, and a small orchard leading to a range of stables, buildings and paddocks.



Double Garage 7.75 max x 5.49 max (25'5" max x 18'0" max)

A sizeable detached double garage of brick under tile construction with two sets of wooden double entrance doors, a concrete floor, workshop area and wooden stairs up to the storage loft over.

Wooden Outbuilding - Of wooden frame construction, the building is divided into two enclosed sections with an open walkway between, to access the adjoining paddock. The first section is utilised as an open field shelter, measuring 5.66m x 3.1m, with a concrete floor and metal cladding to the sides. The second section, measuring 3.05m x 2.4m, has a WC and basin, with a concrete floor, insulated roof and is enclosed on all sides by timber cladding with a pedestrian door to the driveway. To the rear is a small wooden lean to utilised as a log store.

Concrete Block Building with stables - Of concrete block under corrugated metal sheet roof, this useful building is divided into three sections. A concrete walkway leads across the front of the shed.

The Stables: Measuring 9.45 x 6.92m (31'0" x 22'8") overall and divided from the rest of the shed with a concrete block wall. Housing four American barn style stables of 3.4m x 3.65m (11'1" x 12'0") with concrete block walling to 1.2m high and metal and timber framing over.

Open bay: The second section of the shed measures 6.7m wide and is divided centrally by a concrete block wall into pens enclosed by metal gates. The rear pen opens onto the adjoining paddock.

Hay barn: The third section of the shed provides open storage, measuring 7.26 x 8.63 m (23'9" x 28'3"). With a concrete floor and enclosed on all sides with timber space boarding.

The building has the benefit of 20 solar panels on the roof. Adjoining the southern outer wall of shed is a small lean-to greenhouse.

4 Bay Steel Frame Building 12.26 x 7.42 (40'2" x 24'4") - Situated on the first paddock is the 4-bay, open fronted steel framed building with wood cladding and a corrugated metal roof, with earth floor.

Land - The pastureland is accessed via the driveway, through a wooden gate to the side of the stables building.

Divided into six good sized parcels with a mixture of post and barbed wire fencing and mature hedging. The land is bounded by the Enson brook to its western boundary. Alongside the brook, there are two fenced off parcels which amount to 1.03 acres (0.42 Ha) and have a variety of self-set and mature trees. The remaining 4 parcels of mowing and grazing grassland extend to 8.37 acres (3.39 ha) or thereabouts.

Two of the four paddocks offer good sized, field shelters of timber frame construction with cladding to the rear and sides with open fronts.



General Information

Services - The house benefits from oil fired central heating, mains electricity and drainage is by way of a septic tank. The oil tank is situated adjoining the wooden outbuilding. The property has the benefit of solar PV panels which feed into the grid but are not currently connected to the house for utilisation of the power generated.

EPC – E

Council Tax Band – G

Tenure and Possession: - The property is sold Freehold with vacant possession.

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. Brook House Farm, is crossed by a public footpath which passes along the driveway and past the house and buildings before continuing south west through the land to the rear, alongside the brook. Further information is available from the selling agents.

Boundaries - The property extends to 10.61 acres (4.294 ha), as shown edged red on the sale plan.

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

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

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

Solicitors - Pickering & Butters Solicitors, 19 Greengate Street, Stafford , ST16 2LU
Contact: Will Johnson

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 Note:

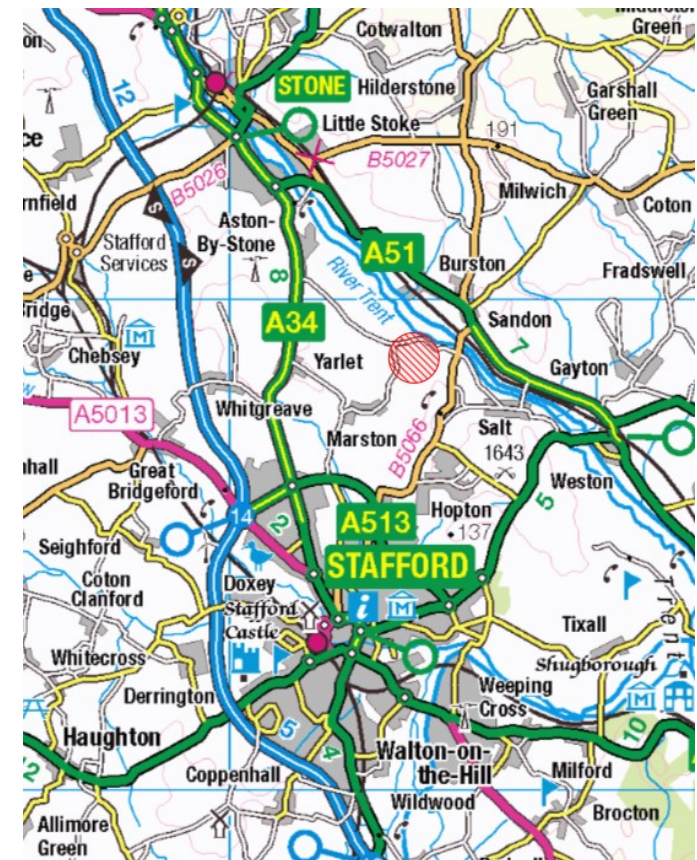
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Directions

From Junction 14 of the M6 (North), take the A34 signposted towards Stafford and Stone. Continue along the A34 past the business park on the left, at the mini roundabout continue straight, before taking the second exit at the larger roundabout onto Beaconside/ the A513 signposted for Uttoxeter. After 1 mile, take the left turn towards Sandon and head along the Sandon Road, B5066. Follow the Sandon Road for 2.1 miles before turning left onto Enson Lane. Follow Enson Lane for 0.4 miles and the property is located on the left hand side, identified by a Bagshaws For Sale Board.

Viewings:

Strictly by Appointment only. Please contact the Penkridge Office to book a viewing on 01785 716600. Email: Penkridge@bagshaws.com





Clovelly, Pinfold Lane, Penkridge, ST19 5AP

T: 01785 716600

E: penkridge@bagshaws.com

www.bagshaws.com

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