

Uttoxeter Road

Hollywood, Stone, ST15 8RB

John 
German





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£495,000

An excellent opportunity to acquire a substantial three storey traditional Staffordshire farmhouse which requires refurbishment and modernisation.



The property offers enormous scope to create a spacious family home and is also situated in this truly delightful location with some fine views. Hollywood is situated within a very short distance of the canal town of Stone which is approx. only a 5 minute drive. Uttoxeter to the east provides excellent access onto the A50, A38, East Midlands and M1 beyond. The nearby A51 provides links to the cathedral city of Lichfield to the south and Stoke-on-Trent to the north. Stafford has an intercity railway station where regular services operate to London Euston and some of which take only approx. 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide access into the national motorway network and also the M6 toll.

On the ground floor there is a reception hall with Minton tiled floor, stairs rising to the first-floor landing and door giving access to steps which lead down to the cellar. There is also a large pantry. In the kitchen area, please note the log burner is not in working condition. There is a large utility off, provision for a bathroom and there are also a second flight of stairs leading to the first floor landing. There is a substantial sitting room and a further front sitting room which has a tiled fireplace.

The first floor landing has stairs rising to the second floor and off which leads four double bedrooms and a bathroom. The second floor has the benefit of two further bedrooms.

Outside there is enclosed front garden which enjoys some fine views of the surrounding countryside and an adjacent spacious area to the side of the property, in addition to a brick outbuilding. The farmhouse is approached via a shared private drive.

What3 words: flow.resolved.envoy

Agents notes:

Please note that there is asbestos on the site and therefore specialist removal will be required.

A new septic tank will need to be installed by the new owners.

There is water to the property, supplied by the Sandon Estate and is metered. A new water meter will need to be added by the purchaser as the line currently serves the whole yard (subject to PP).

There is no mains gas or mains drainage.

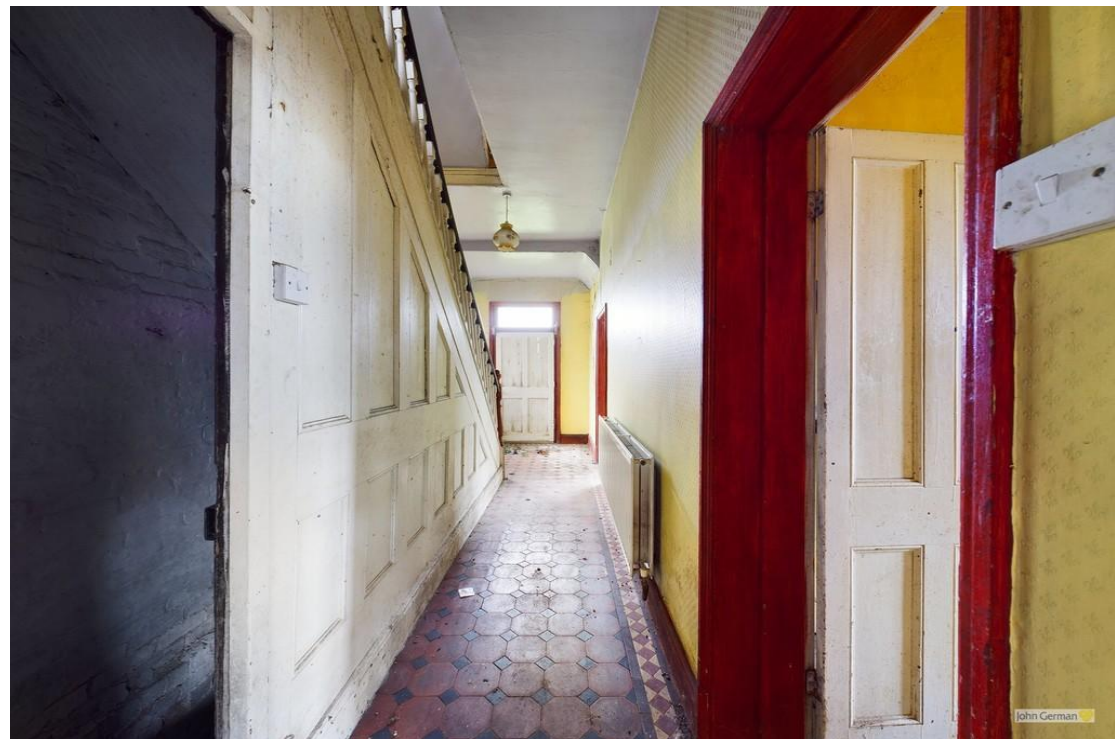
The access track will be subject to a repair covenant.

Planning permission has been applied for the conversion of the neighbouring barns.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/05012023 **Local Authority/Tax Band:** Stafford Borough Council / Tax Band F



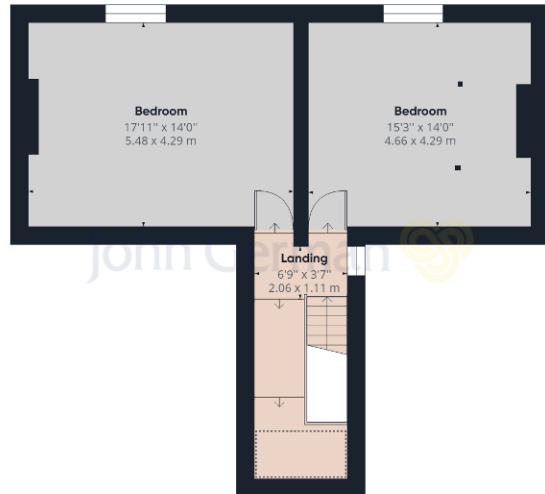




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2872.46 ft²
266.86 m²

Reduced headroom

21.99 ft²
2.04 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



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