

Burston Cottage Farmhouse

Burston, Stafford, ST18 0DP



This attractive traditional detached farmhouse is spacious with three reception rooms and four good sized bedrooms. Occupying a delightful plot with lovely rear facing views.

£400,000



John German

The property is situated in the village of Burston which is immediately off the A51 and therefore providing excellent links to the cathedral city of Lichfield to the South and Stoke on Trent to the North. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston and some of which take only approximately 1 hour 20 minutes. The pretty canal town of Stone is approximately only a 10 minute drive away where there is a range of facilities. Stafford is serviced by junctions 13 and 14 of the M6 which provide access into the national motorway network and also the M6 Toll.

Accommodation comprises on the ground floor an enclosed porch leading to a reception hall which has an attractive Minton tiled floor. There is also a second side access to the property. There are two flights of stairs, the main one leading from the landing and secondary flight of stairs from the kitchen. There is a farmhouse style kitchen in addition to two very well-proportioned separate reception rooms.

There is a galleried first floor landing, off which leads four bedrooms, box room, bathroom and a separate WC.

Outside there is a spacious and mature garden and planning permission has just been granted to create a private access into Burston Cottage Farmhouse. The neighbouring range of barns will have their own separate access. The purchaser would be responsible for creating the new drive, in line with the planning conditions. Application 22/36847/FUL (Stafford Borough Council).

Agents notes:
A new septic tank will need to be installed by the new owners. Mains water is supplied to the farm house via the farm buildings. This connection to the farmhouse will be cut off at point of sale and the new owners will be responsible for securing a new connection with Severn Trent from the roadside water main. There is no mains gas or mains drainage. The purchaser will be responsible for erecting new boundary fence (and all associated ground and landscaping works) marked A-B and C-D on the attached plan. Planning permission is being applied for the conversion of the neighbouring barns.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Electricity is believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.
Useful Websites:
www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk
Our Ref: JGA/02022023
Local Authority/Tax Band: Stafford Borough Council / Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	4 G	

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Agents' Notes

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Site Plan

