

Home Farm Court

Ingestre, Stafford, ST18 0PZ

John German





Home Farm Court

Ingestre, Stafford, ST18 0PZ

£495,000

A beautifully presented and deceptively spacious Grade II listed barn conversion which is situated in an exclusive mews development in the highly sought after village of Ingestre. It has the benefit of truly delightful and thoughtfully designed garden accessed via both reception rooms.



Location - Ingestre is one of the most highly sought area villages in this area situated approx. 6 miles to the east of Stafford and 2 miles from the larger village of Great Haywood which has a range of amenities including a primary school, doctors surgery, pharmacy, village pub, an excellent canal farm shop and canal side café. There is a private tennis court for residents use only and a picnic area opposite the golf course for Ingestre community use. The county town of Stafford has a mainline intercity railway station with regular services operating to London Euston, some of which take approx. one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Accommodation - Step inside the reception hall that provides a most welcome introduction to this lovely property. It has a tiled floor, a built in cupboard and spiral staircase rising to the first floor. Steps lead down to a delightful sitting room with a part vaulted ceiling, brick fireplace and double French style doors leading out to the superb garden.

The excellent and well proportioned lounge again has a part vaulted ceiling, attractive feature wall covering to one wall and panelled and glass sections to the rear of the property incorporate double French style doors opening to the terrace and garden.

The very well appointed dining kitchen has an extensive range of high and low level units complemented by granite work surfaces that incorporate a recessed style sink. A matching surround housing a range style oven alongside an integrated fridge freezer, tiled floor and ample space for a dining table.

Bedroom four/study has a door leading to a 'Jack and Jill' en suite having a return door to the reception hall and a suite comprising double width shower, wash basin and WC.

On the first floor there are three bedrooms, the principal bedroom has a vaulted ceiling with exposed beams and built in cupboard. Steps lead down to a beautifully appointed en suite equipped with a freestanding bath with chrome mixer tap and shower, a separate walk in shower with both conventional and waterfall heads, plus a WC.

The second bedroom has a separate sitting/study area in addition to its own well appointed en suite comprising wash basin on a stand with drawers beneath, WC and shower with both conventional and waterfall heads.

The third bedroom has a useful and spacious walk-in store.

Outside the property stands back in the courtyard beyond a low wall and brick paved drive providing parking for two cars. The electric car charger is not included in the sale.

To the rear is a beautiful garden that has been so thoughtfully designed and provides a wonderful outdoor entertaining area including a brick built pizza oven and adjacent raised brick stand ideal for a barbeque. Paved steps lead to a further terrace leads to a pergola which has a garden store off. There are a variety of well stocked planted beds.

Notes:

The property is situated in an exclusive mews and adjoins properties to either side.

The property is Grade II listed.

It is situated in a conservation area.

It is approx. 600 metres from proposed HS2.

There is a management and service charge of approx. £1000 per annum.

It is situated off a shared private drive.

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

Services: Mains water and electricity. Central heating is via an LPG gas system. Private shared drainage system. Purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/10052023

Local Authority/Tax Band: Stafford Borough Council / Tax Band E





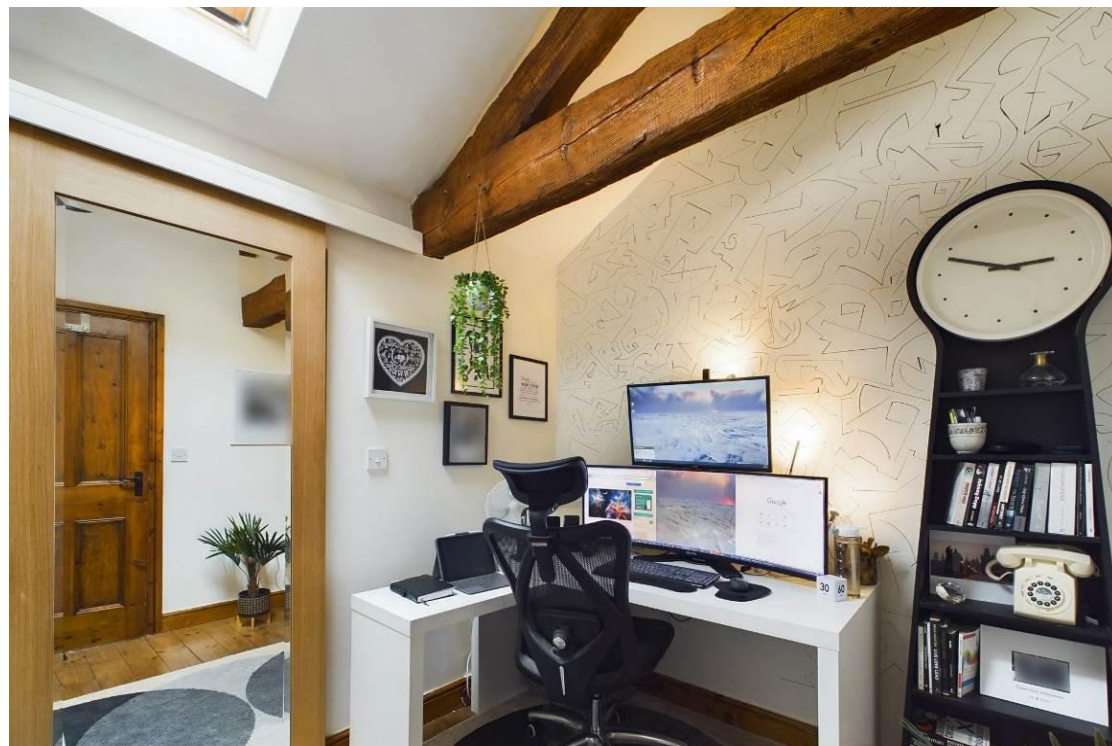


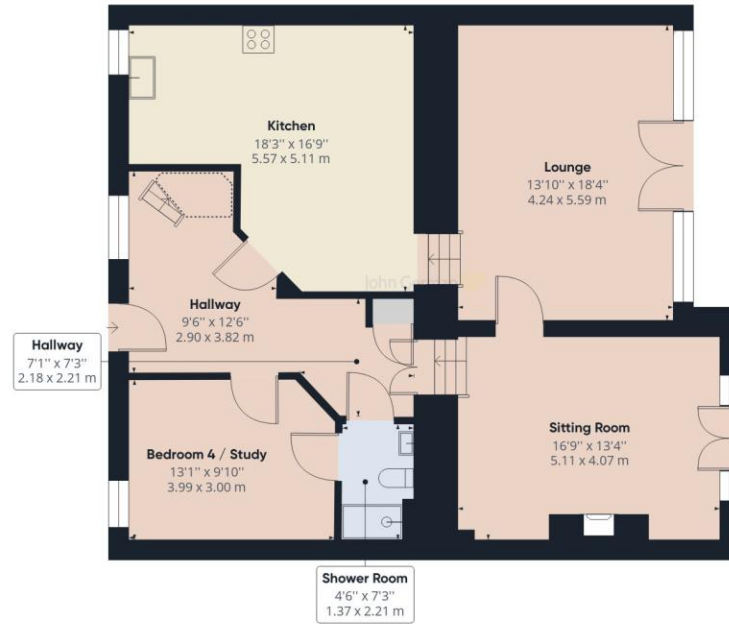




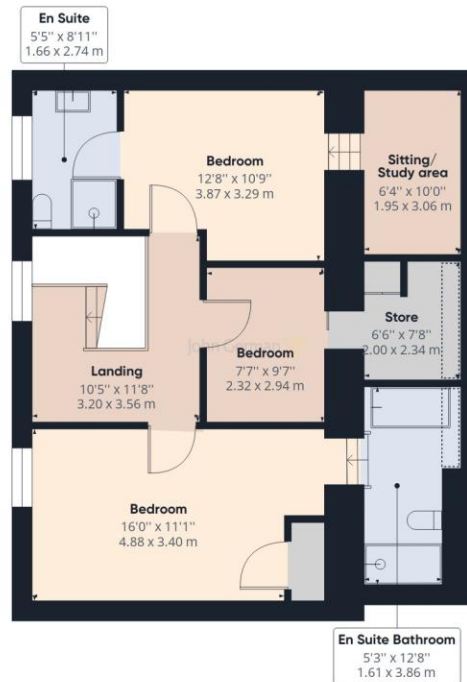
Ooh
la
la







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1812.30 ft²

168.37 m²

Reduced headroom

34.09 ft²

3.17 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.

GIRAFFE360



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 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.

AWAITING EPC MEDIA



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



