

The Green

Brocton, Stafford, ST17 0TP

John
German





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£550,000

A truly wonderful Grade II listed detached cottage which provides surprisingly spacious and charming accommodation with a wealth of exposed original timbers and beams. So thoughtfully extended to provide a main sitting room, kitchen and utility.



The front entrance door opens into a charming dining room which has a brick inglenook fireplace housing a cast log burner, wooden floor and stairs having wrought iron spindle infills rising to the first floor landing.

An extremely impressive sitting room again has a wooden floor, a part vaulted ceiling incorporating velux rooflights, double French style doors open to the terrace and a brick fireplace with a cast log burner.

A second well proportioned sitting room has a wooden floor, exposed wall timbers and an open fire.

The breakfast dining kitchen has contrasting blue and white units with granite work surfaces incorporating a drainer and a recessed Belfast style sink. There is a Rangemaster oven, built in fridge and dishwasher. Terrazzo tiled floor to the kitchen area and contrasting Terrazzo tiled floor in the breakfast area which has a part vaulted ceiling and also incorporates two velux rooflights.

A utility room has an attractive range of cream cupboards, granite work surfaces with a Belfast sink, Terrazzo floor and a cloakroom off with WC and a cupboard housing the gas boiler.

The truly delightful first floor landing areas are so interesting, full of character and incorporate a built in cupboard and display shelving. The principal bedroom has a vaulted ceiling with exposed wall timbers and built in wardrobes, the second bedroom also has a vaulted ceiling, exposed timbers and exposed brick chimney breast in addition to a built in wardrobe. There is also a third double bedroom. The tastefully appointed bathroom which has a roll top freestanding claw foot bath with chrome mixer tap and shower, wash basin on a stand, WC and separate shower with both conventional and waterfall heads. Chrome towel radiator and half painted panelled walls.

Outside - To the rear of the property is a courtyard style garden with a block paved terrace, dwarf retaining wall and steps up to a further sun terrace. There are two summerhouses, a log store and workshop (not included in the sale however may be available by separate negotiation). Gates open to a double width drive leading to a double garage.

The situated in the heart of Brocton that is undoubtedly one of the most sought after village in Staffordshire that lies directly adjacent to Cannock Chase, an area designated as a place of outstanding natural beauty being a wonderful place to walk, cycle, jog or trek. Stafford has an intercity railway station and there are regular services to London Euston, some of which only take approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Note: The land registry does contain covenants, rights and restrictions, a copy is available upon request.

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

Property construction: Part timber framed **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Ultrafast Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Restrictions: Grade II listed

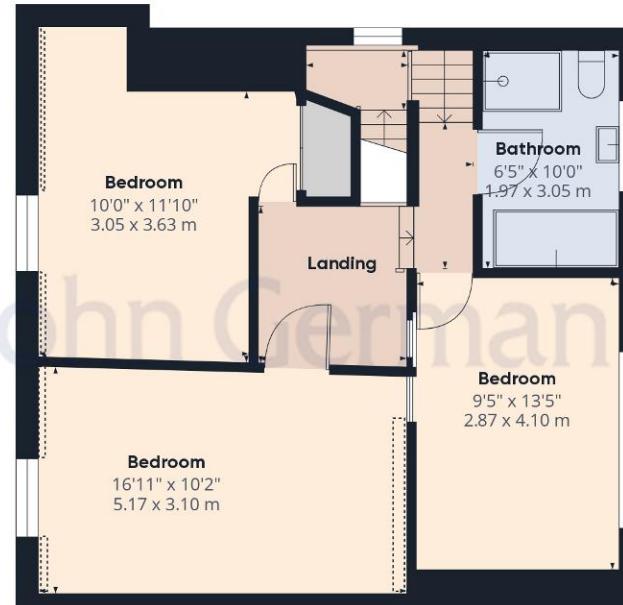
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02052024

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Approximate total area⁽¹⁾

1793.19 ft²

166.59 m²

Reduced headroom

19.91 ft²

1.85 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.



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

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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.

EPC NOT REQUIRED –
PROPERTY IS GRADE II
LISTED

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