

# Manor Farm

Whitgreave Lane, Whitgreave, Stafford, ST18 9SP

John German











## Manor Farm

Whitegreave Lane, Whitgreave, Stafford, ST18 9SP

£1,100,000

An outstanding contemporary property stylishly appointed featuring a wonderful open plan living/dining kitchen with mezzanine study/sitting area above. Enjoying a rural setting and benefiting from land, numerous outbuildings including stables and a ménage making it ideal for purchasers with equestrian interest.



The main reception hall provides a welcoming introduction to this very impressive property, having a porcelain tiled floor which extends to many of the rooms on the ground floor, and a feature staircase rising to the gallery landing.

To the left is the magnificent open plan living/dining kitchen featuring a stunning mezzanine above. The kitchen area has an extensive range of attractive units with contrasting work surfaces, integrated appliances comprising Siemens induction hob, oven, warming drawer, combination microwave, Bosch dishwasher and two fridge freezers. The sitting area has a modern contemporary style log burner and the benefit of bifolding doors opening directly onto the deep sun terrace providing wonderful indoor-outdoor living in the summer months.

From the reception hall is a utility which has space and provision for domestic appliances and fitted units extending to the full width of one wall.

There is an inner hall which leads to a separate sitting room/fourth bedroom having a French style side door, in addition to two further bedrooms.

The family bathroom is splendidly appointed with a particularly spacious walk in shower, rectangular wash basin with integrated cupboard, WC, corner bath, full mirror to one wall and exquisite tiling to the other walls and floor.

The first floor gallery landing has fitted cupboards and an oak stripped floor which extends to the stunning mezzanine gallery study.

The principal bedroom has a Velux roof light and a spacious en suite having a central shower which has both conventional waterfall heads, oval freestanding bath with mixer tap and shower, WC set into an integrated unit with numerous cupboards, full height tiling and chrome radiator.

The house occupies a truly enviable rural location and is approached via a gated drive which leads to the paddocks, various outbuilding and the house. Immediately adjacent to the house is a very impressive entertaining sun terrace and gardens.

The property has the benefit of numerous outbuildings including a workshop capable of parking numerous cars, with electric roller shutter doors. This could alternatively be used for equestrian facilities as it adjoins three traditional brick and tiled stables. There is also a menage and dog kennels.

Fields extend to the rear and side of the property where there is a further secluded, spacious workshop and open bay barn. There is also a large, well-stocked fish pool.

The gardens are ideal for those with equestrian or rural interests, equally car enthusiasts will be impressed by the workshop and storage facilities.

Whilst the property enjoys a truly enviable location, it is also exceptionally convenient for modern day life being within a few minutes' drive of the county town of Stafford which has the benefit of an intercity railway station where there are services to London Euston, some of which taking only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:**

-There is no mains gas and no mains drainage.

-Planning permission was granted for two oak framed holiday lodges on application 20/32735/FUL, however, this consent is due to lapse shortly.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & workshop/garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Eco friendly ground source system

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

**Broadband type:** Copper wire - 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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/06092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.























Ground Floor Building 1



Floor 1 Building 1



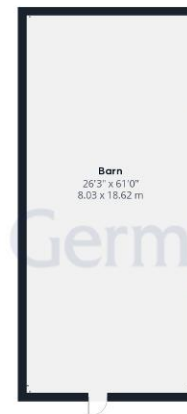
Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Ground Floor Building 5



Ground Floor Building 6

**Approximate total area<sup>(1)</sup>**

5634.05 ft<sup>2</sup>

523.42 m<sup>2</sup>

**Reduced headroom**

257.58 ft<sup>2</sup>

23.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

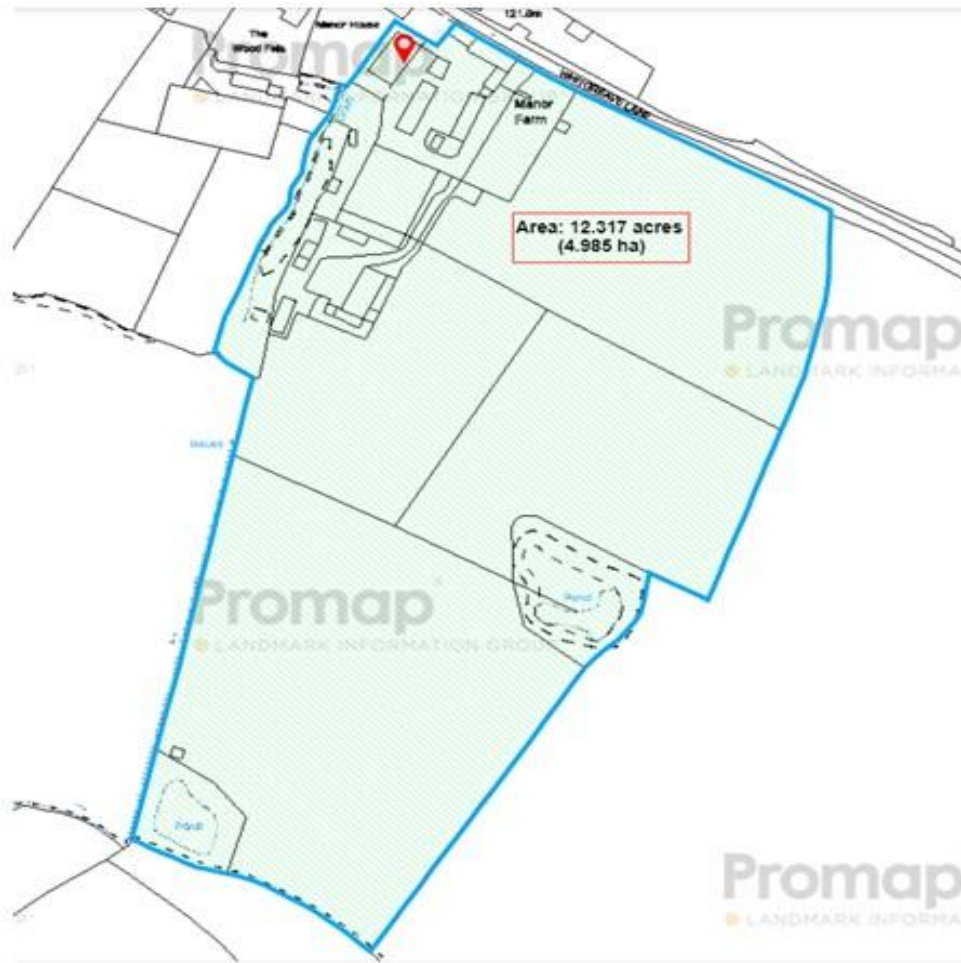
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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 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		93 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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





