

Bricklyn Cottages

Hopton, Stafford, ST18 9TH

John German



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£399,950

A tastefully appointed, traditional semi detached property situated in a semi rural location, occupying an excellent established plot including extensive parking and a lovely garden.

Accommodation - The reception hall has stairs rising to the first floor landing with an understairs cupboard. Leading off is a luxurious shower room with exquisite tiling, a spacious shower with drying area, wash basin and WC set into a modern integrated unit with cupboards, downlighting and a chrome vertical towel radiator.

The charming sitting room has a traditional fireplace and feature wall covering to the chimney breast.

The spacious living dining kitchen has an attractive range of white units with contrasting work surfaces, a hob, oven and dishwasher plus a boiling hot tap. The sitting and dining area has a feature brick fireplace housing a cast burner. To the side is a superb orangery with feature lantern style roof, downlighting and an outer stable type door. A separate opening leads to a utility area that has space and provision for both a washing machine and tumble dryer, and access to a cloakroom with WC.

On the first floor there are three bedrooms and a WC having a WC and wash basin set into a modern unit with integrated cupboard and tiled splash backs.

Outside - The house stands well back from the road beyond a spacious gated drive with lawned areas either side that have numerous fruit trees including apple, peach, cherry and pear. There is ample parking for 4/5 cars in addition to parking for a caravan alongside an excellent, larger than average single garage and a workshop.

To the rear there are two very pleasant sun terraces beyond which lies a lovely English country style garden with lawned areas and an abundance of well stocked beds and borders plus a pond that is currently covered however could be opened up again if required. There is also a summerhouse and a greenhouse that is only around 2 years old, measuring approx. 15ft x 9ft.

There are two separate large wooden sheds, one is currently used as a bike store and the other has electricity and is currently used as a gym. In addition there are also two smaller sheds that are used for gardening tools. All of these are included within the sale.

The property is conveniently situated for the town centre of Stafford which has an intercity railway station and there are regular services operating to London, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

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. The land registry document refers to covenants and charges, a copy of which is available upon request.

The Ministry of Defence land to the side currently has a planning application for 5420 dwellings, further details can be found on Stafford planning portal, ref 22/35434/ESS.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Drainage is to a private septic tank

Heating: Heating is via a mixture of electric and solid fuel (no mains gas)
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire

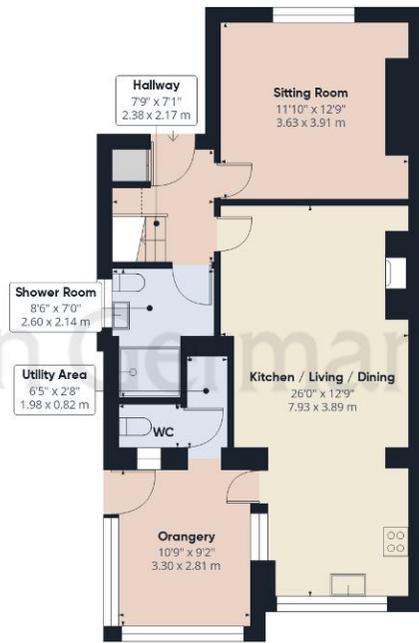
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1301 ft²

120.9 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

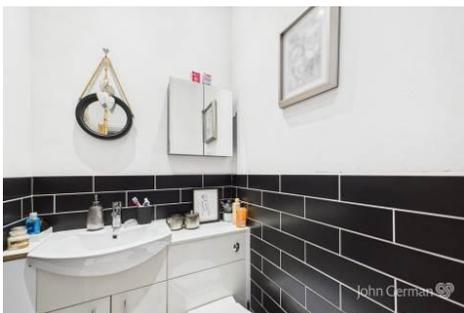
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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		70 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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