

Coton Clanford Farm

Coton Clanford, Stafford, ST18 9PE

John 
German





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£650,000

A beautifully presented detached farmhouse occupying an impressive plot with paddocks, in all extending to approx. 2.3 acres, set in a truly delightful location.

Reception hall, farmhouse dining kitchen, utility, study,
cloakroom, sitting room, formal dining room,
first floor: three bedrooms (two en suites), family bathroom
second floor: double bedroom with en suite
outside: drive, gardens, paddocks, workshops
Part exchange may be considered

Accommodation

Extremely impressive reception hall with stairs rising to a stunning gallery landing with vaulted ceiling. Flagstone floor and a unique feature circular internal well. The farmhouse dining kitchen has a range of painted units with wooden worksurfaces and a recessed Belfast style ceramic sink, flagstone floor, traditional radiators, electric Aga set into an exposed brick and tiled recess and integrated dishwasher. The utility has a matching range of units with stainless steel sink and drainer, flagstone floor and a wall mounted LPG boiler.

The study again has a flagstone floor and is approached via an inner hall which also gives access to the cloakroom with traditional w.c and pedestal wash basin.

Formal dining room having a cast fire surround, traditional radiator and door opening into the elegant and particularly well proportioned sitting room having a brick fireplace with cast wood burner and also a traditional radiator.

The first floor as previously mentioned is approached via a gallery landing. The principal bedroom has a wooden floor, traditional cast fire surround, traditional radiator, built in wardrobes and an en suite comprising shower, pedestal wash basin, low flush w.c, tasteful tiling and a chrome vertical radiator. The second bedroom has wooden floor, traditional radiator and access to an en suite with shower, w.c and pedestal wash basin. The fourth bedroom has exposed wall timbers and a cast fire surround and completing the first floor is a luxurious and beautifully appointed family bathroom having a central freestanding bath, traditional w.c, two wash basins, porcelain tiled floor and beam to the vaulted ceiling.

Stairs rise to the second floor third bedroom with vaulted ceiling and off which leads an en suite with shower, pedestal wash basin, low flush w.c and walk-in wardrobe.

Outside

The property is approached by a long drive leading to an area capable of parking numerous vehicles and also giving access to the three substantial workshops. There are gardens immediately to the front of the property and to the side lie the paddocks.

Location

The property is situated in a truly enviable position within the quiet hamlet of Coton Clanford. Despite being in an idyllic position, the property is also so conveniently situated for the county town of Stafford. Stafford has a wide range of amenities including high street shops and supermarkets and an intercity railway station where there are regular Virgin trains operating to London Euston taking only approximately one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

Directions

From Doxey direction of Stafford, proceed over the motorway bridge, turn right and follow the signs for Seighford. Proceed through Seighford, at the T-junction turn left and after a short distance take the next left hand turning. Follow this lane for some distance, go over a staggered crossroads and shortly after the property can be found on the right hand side.



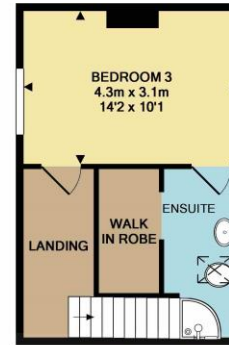
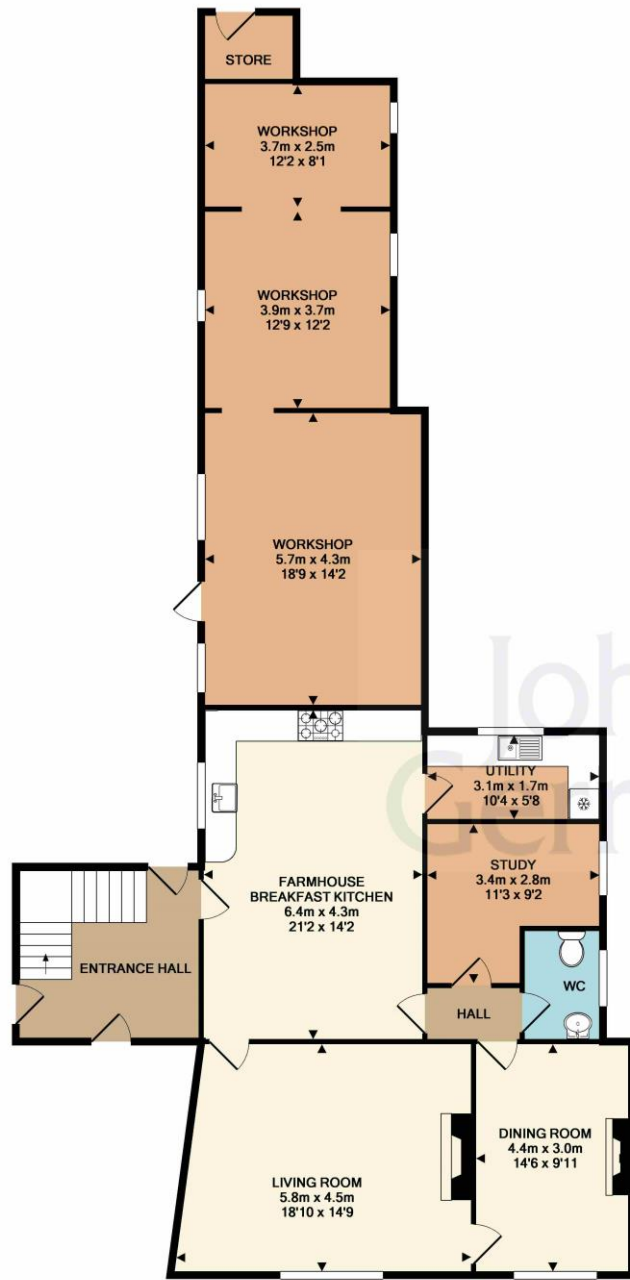




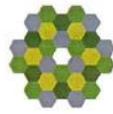




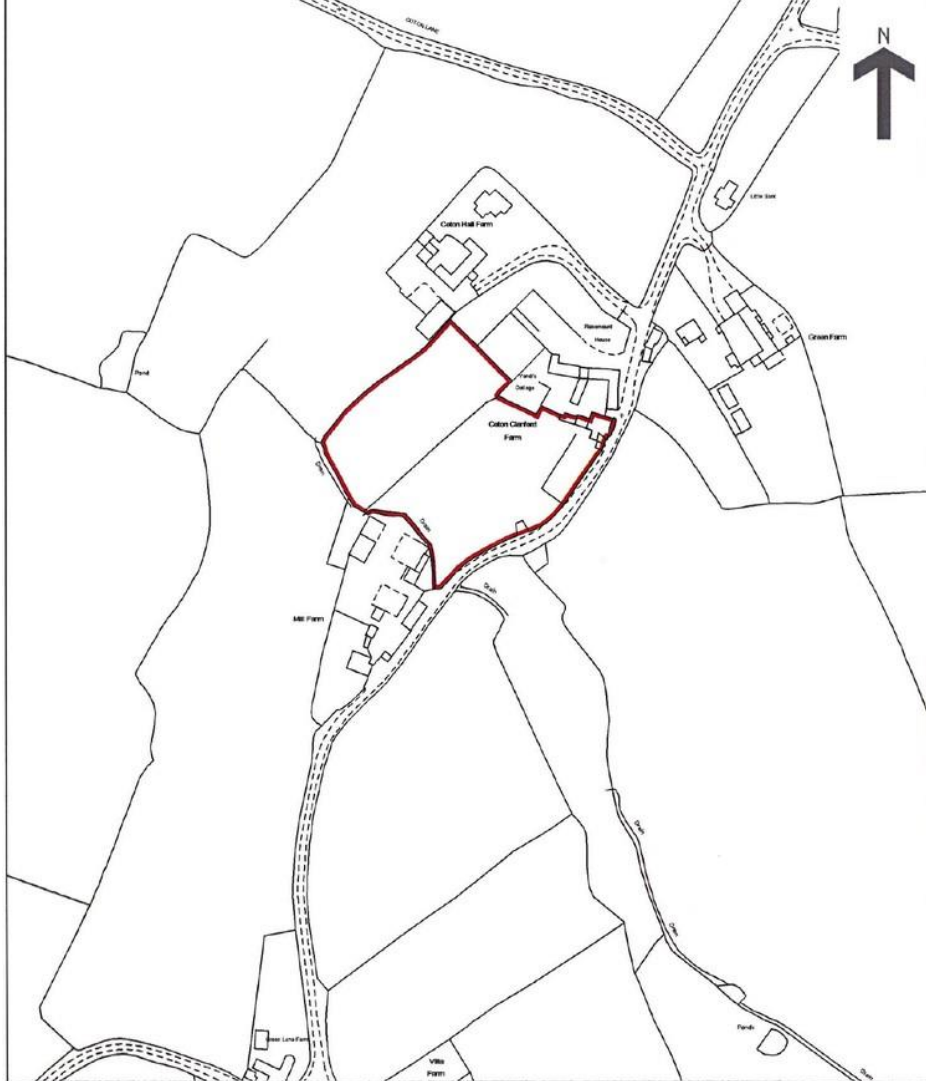




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

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

Services

There is mains water and electricity. There is no mains gas or mains drainage. Central heating is via an LPG system and drainage is to a septic tank. Purchasers are advised to satisfy themselves as to their suitability.

Local Council

Stafford Borough Council. Band D.

Useful Websites

www.environment-agency.co.uk
www.staffordbc.gov.uk

JGA/250219

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Floor Plan Clause

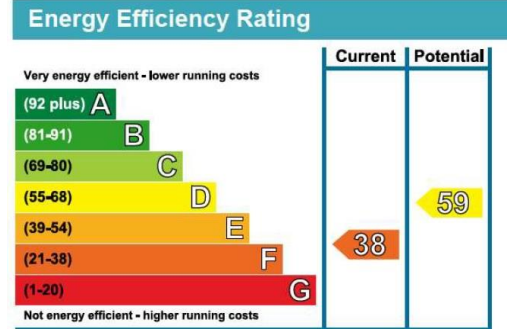
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Agents' Notes

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Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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