

Ivy House Farm, Bustomley Lane

Leigh, Stoke-on-Trent, ST10 4PE

John
German





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Asking Price Of £550,000

Attractive double fronted farmhouse, in need of some cosmetic updating, providing well-proportioned accommodation extending to approximately 1500 sq. ft, occupying a fabulous plot that extends to approx. 6 acres in total, enjoying some magnificent far reaching views.



Offered for sale with no upward chain, consideration of this relatively unique opportunity is strongly recommended to appreciate the property's location, size and potential, plus its fabulous plot. The farmhouse garden and adjoining enclosed paddock extends to approximately 5.5 acres and on the opposite side of the road is a copse that extends to approximately 0.45 acres.

Suitable for those buyers with horses or a small number of livestock, the property enjoys a rural yet relatively convenient location within easy reach of Tean, Uttoxeter, Stone and Stafford as well as the A50 dual carriageway.

A traditional tiled storm porch with a part obscure double glazed door leads to the welcoming hall where stairs rise to the first floor and doors lead to the well-proportioned ground floor accommodation. The living room has dual aspect windows providing natural light and there is a focal fireplace with an open fire, timber surround and ceramic tiled insert and hearth. French doors lead to the brick and UPVC double glazed conservatory which enjoys some fabulous views over the land and surrounding countryside, having a tiled floor and a door outside.

On the opposite side of the hall is a second reception room suitable to be used as a formal dining room or additional sitting room having a feature multi-fuel cast stove set in a chimney breast and dual aspect windows.

The spacious dining kitchen has a range of base and eye level units with work surfaces and inset sink unit, fitted electric hob and built-in oven, additional appliance space and dual aspect windows providing natural light. A door leads to the useful utility which has a sink unit, space for appliances, freestanding oil-fired central heating boiler plus a UPVC door leading outside.

Completing the ground floor accommodation is the fitted shower room which has a white three-piece suite.

To the first floor the landing leads to three large double bedrooms, each enjoying pleasant far reaching views over the surrounding countryside, and the fitted family bathroom which has a white suite. The master bedroom has the benefit of an en-suite shower room also having a three-piece suite.

Outside to the front, rear and side elevations of the farmhouse are gardens laid to lawn extending to the opposite side of the driveway, with a garden shed, a useful timber workshop/outbuilding (7.40m x 4.75m) which has previously been used as a garage, and a brick built outhouse in need of structural repair.

A galvanised gate leads to the enclosed paddock. A gravelled driveway leads to a parking area (please note the neighbouring farm does have access over this driveway). On the opposite side of Bustonley Lane is an established copse.

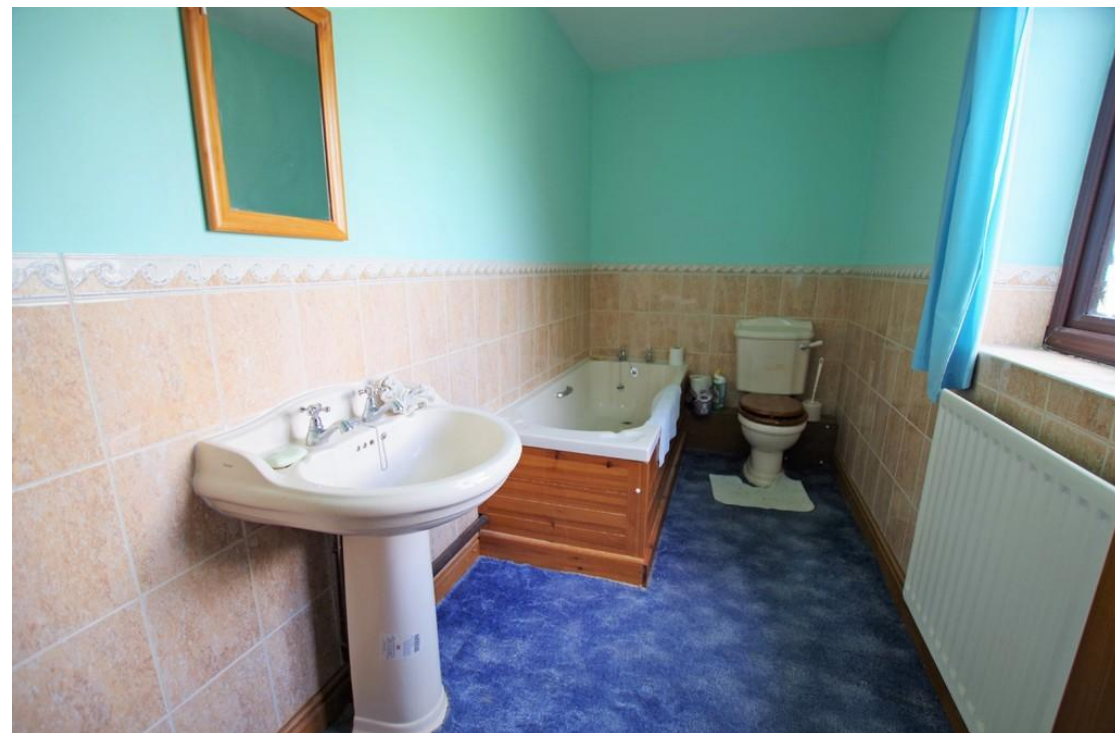
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water and electricity are believed to be connected to the property. There is no mains gas. The property has an oil-fired central heating system and a private septic tank for drainage. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk; www.eaststaffsbc.gov.uk/planning

Our Ref: JGA/18102019

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band







GROUND FLOOR



1ST FLOOR

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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Agents' Notes

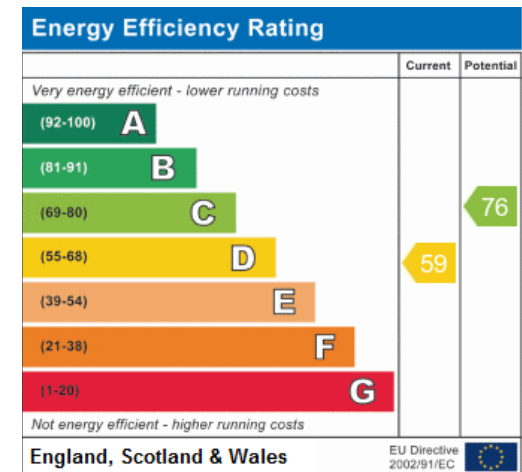
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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