



NEW HOUSE FARM AND BARNs

CODSALL | STAFFORDSHIRE





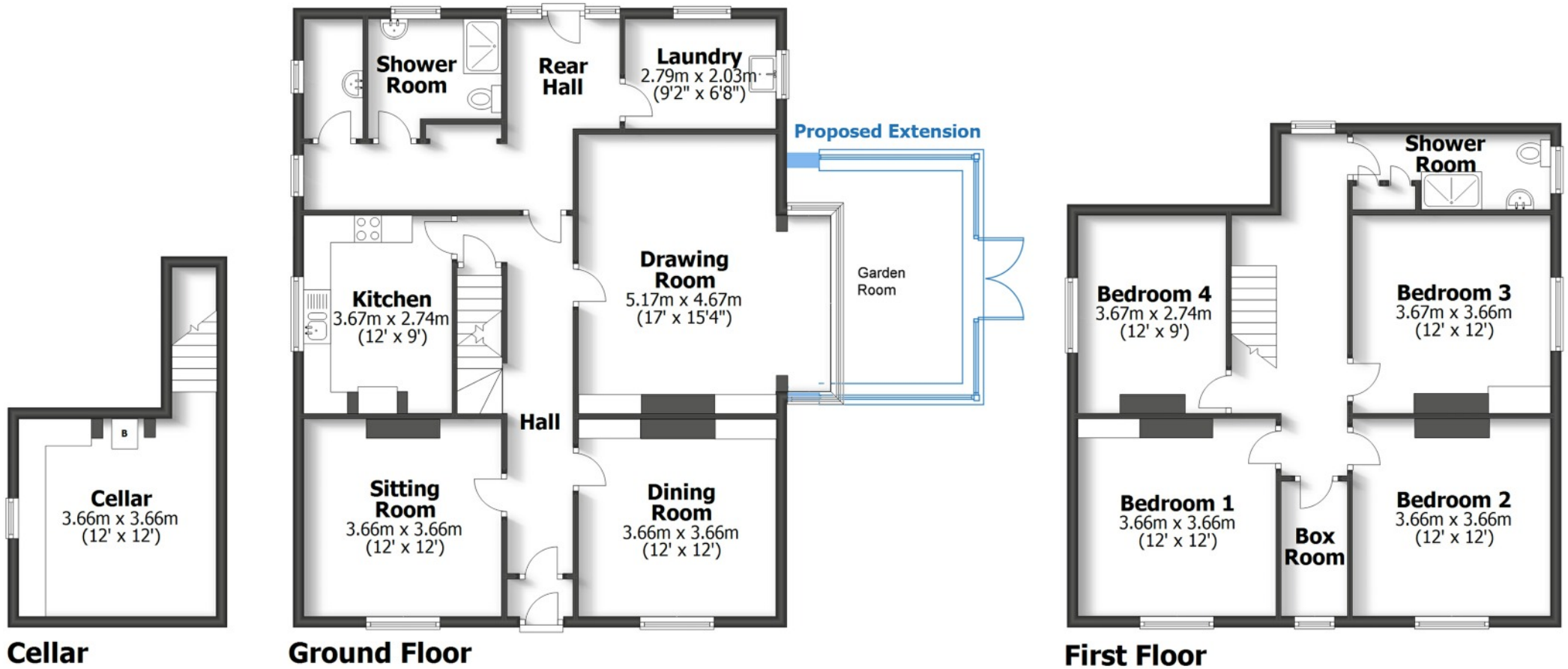


NEW HOUSE FARM AND BARNs FOR CONVERSION GUNSTONE LANE | CODSALL | SOUTH STAFFORDSHIRE | WV8 1EL

An exceptionally attractive, period former farmhouse standing in grounds of approximately 1.5 acres with the additional benefit of a range of barns with planning permission granted for conversion to provide a separate, substantial dwelling of just over 2,000 square feet in total.

NEW HOUSE FARM
GUNSTONE LANE, CODSALL

HOUSE: 172.5sq.m. 1856sq.ft.
CELLAR: 15.7sq.m. 169sq.ft.
TOTAL: 188.2sq.m. 2025sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



LOCATION

New House Farm stands at the end of Gunstone Lane in a charming, semi-rural position surrounded by open fields and farmland. Despite the idyllic seclusion the house stands within walking distance of the centre of Codsall Village with its comprehensive range of shopping facilities and excellent schooling for which the area is renowned. Rail services run from Codsall station with direct connections to Birmingham and Shrewsbury, the M54 (junction 2) is within easy reach and the address has long since been held to be one of the most sought after locations within the area.

DESCRIPTION

New House Farm is a former farmhouse with elegant elevations typical of its period. The house requires a comprehensive scheme of refurbishment throughout thereby affording buyers the opportunity to personalise the house to their own individual tastes and preferences.

The house provides well proportioned living accommodation over two storeys and there is ample scope for extensions should buyers so wish, subject to gaining all of the usual necessary consents and permissions, with permission already granted for a garden room extension to the lounge, a new drive and a detached double carport.

In addition to the principal residence there is a range of barns to the rear for which planning permission has been granted to provide an excellent, four bedroom / three bathroom detached property with inner courtyard and substantial grounds.

The entire property stands in a large plot of approximately 1.5 acres and would be an ideal purchase for extended families or alternatively those wishing to work from home and wanting to utilise the barns as office or workspace.

ACCOMMODATION

An ENCLOSED PORCH leads to the HALL with original decorative floor tiling and a door to the CELLAR. The DRAWING ROOM has quarry floor tiling, an open ceramic-tiled fireplace, plaque rail and a walk-in double glazed bay window (which is where the planning exists for a garden room-style extension). There is a SITTING ROOM with a sash window to the front elevation, original built-in cupboards, an open fireplace and picture rail. The DINING ROOM has a sash window to the front and decorative ceramic-tiled fireplace together with a picture rail. The KITCHEN has a basic range of wall and base mounted cupboards with a double glazed window to the side and quarry tiled floor and there is a large REAR HALL with a double glazed rear door, LAUNDRY, CLOAKS AND SHOWER ROOM and a UTILITY ROOM with wash basin.

A staircase from the hall rises to the galleried first floor LANDING with a double glazed rear window. There are FOUR DOUBLE BEDROOMS, all of which have decorative fireplaces (which, we are informed by the seller, have been swept and are open so could be used) and two of which have laminated flooring together with a BOX ROOM which could provide the potential for conversion to provide an ensuite and a SHOWER ROOM with a modern suite with a fully tiled shower cubicle with electric shower, pedestal basin and wc, part-tiled walls, a double glazed window and cupboards housing the hot water cylinder.

OUTSIDE

New House Farm stands within a large plot with sweeping lawns, mature beds and borders, a rose garden and adjoining paddocks.

PLANNING PERMISSION

Planning Permission has been granted for the 'Demolition of existing buildings and conversion of remaining buildings with minor extensions and erection of car port'.

South Staffordshire Council

Application Number - 20/00530/FUL

Dated - 20th October 2020

The proposed new dwelling will provide just over 2,000 square feet of accommodation over two storeys, with the majority of the rooms being to the ground floor.

In brief the proposed accommodation comprises: Dining Hall, Lounge, Living kitchen, Laundry, Bedroom 1 with ensuite, Bedroom 2, Study / Bedroom 3, Bathroom and a further en-suite bedroom to the first floor.

Planning permission has also been granted for a 'single storey rear extension, construction of new car port and access driveway at New House Farm itself which will provide a Garden Room style extension to the Lounge and a separate drive.

South Staffordshire Council

Application Number - 20/00499/FUL

Dated - 17th September 2020

SERVICES

We are informed by the Vendors that mains water and electricity are connected, drainage is to a septic tank and the central heating is oil fired.

COUNCIL TAX BAND - G - South Staffordshire Council

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

ENERGY PERFORMANCE RATING: F

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

PROPOSED PLANS AT NEW HOUSE FARM BARNES

GUNSTONE LANE, CODSALL



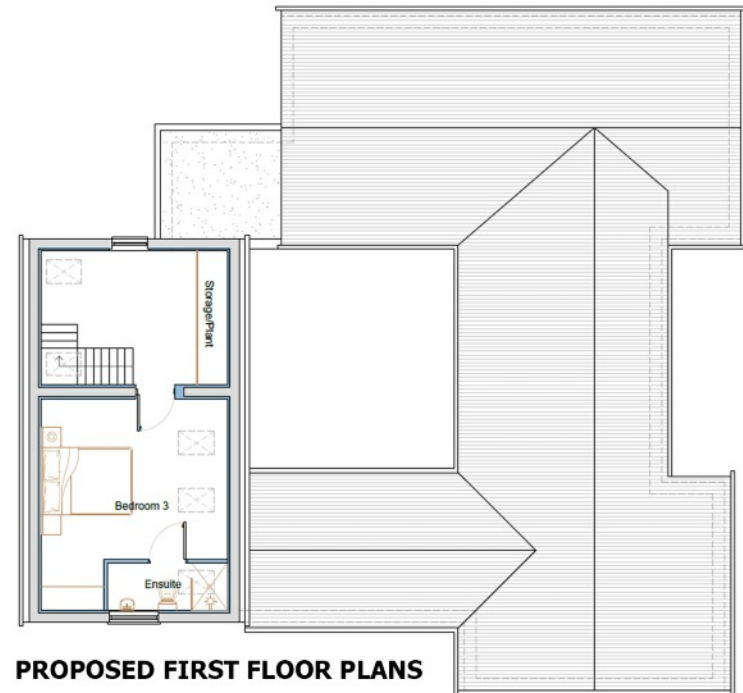
PROPOSED ARTIST IMPRESSION



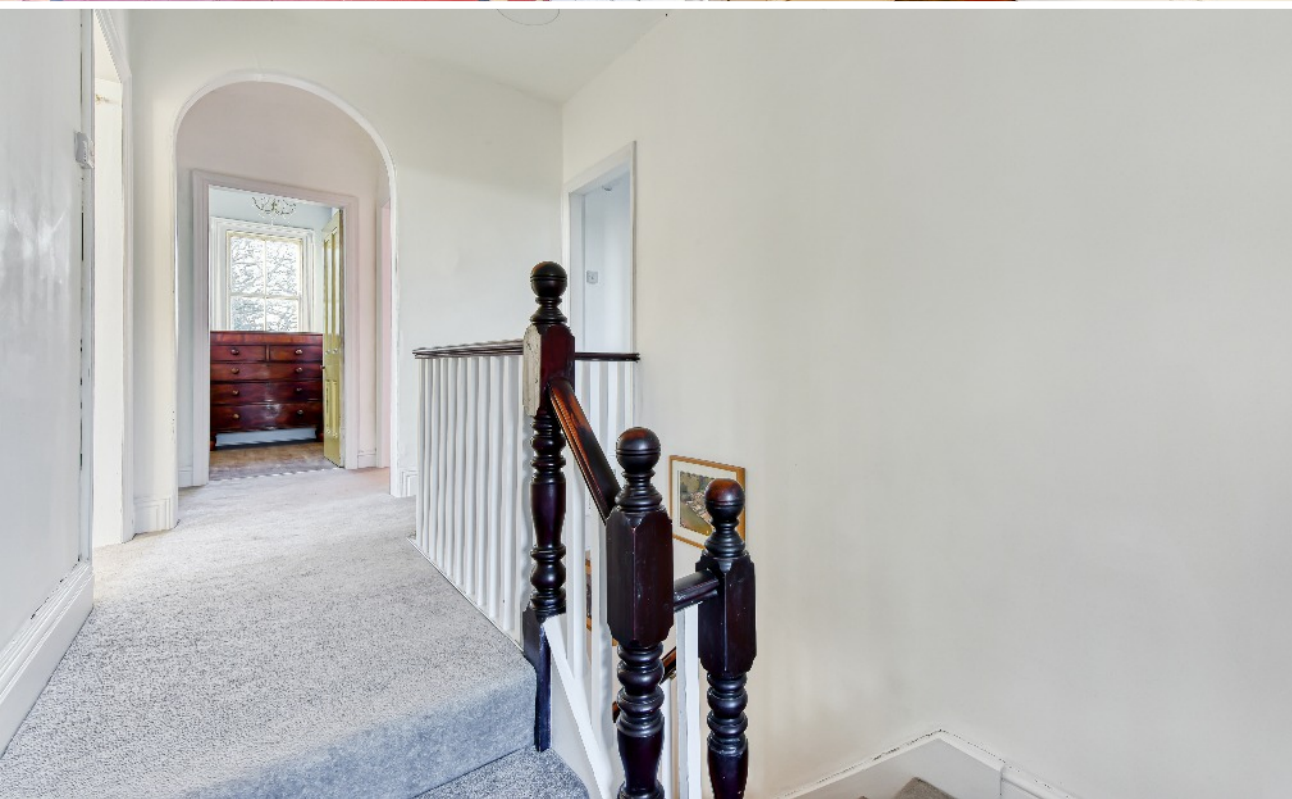
EXISTING AERIAL PHOTOGRAPH



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLANS





22-23 Whitburn Street
Bridgnorth
Shropshire
WV16 4QN
Tel: 01746 766499
Email: bridgnorth@berrimaneaton.co.uk

13-15 High Street
Tettenhall
Wolverhampton
WV6 8QS
Tel: 01902 747744
Email: tettenhall@berrimaneaton.co.uk

High Street
Wombourne
Wolverhampton
WV5 9DP
Tel: 01902 326366
Email: wombourne@berrimaneaton.co.uk

BERRIMAN EATON