

Horsebrook Farm Lane

Brewood, Stafford, ST19 9LD

John 
German







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£1,350,000

A rare opportunity to acquire such an immaculately presented, Grade II listed country residence which has some stunning features. Stylish, and having its own individual character and charm. The principal residence is further enhanced by a separate, beautifully appointed three bedroom cottage, gardens, grounds and paddocks, all extending to approximately 7.5 acres.

A rare opportunity to acquire such an immaculately presented, country residence which has some stunning features. Stylish, and having its own individual character and charm, the principal residence is further enhanced by a separate, beautifully appointed three bedroom cottage.

Brewood is an exceptionally sought-after village with a thriving centre, set round an old market square. Local facilities include a Doctors' surgery, restaurants, and a country pub.

The property is situated within the beautiful south Staffordshire countryside, yet so convenient for commuting and modern day life with easy access of the M6 toll, M54, and particularly Wolverhampton, the county town of Stafford and Telford.

The principal residence comprises ground reception hall with stunning vaulted ceiling and oak staircase rising to the first-floor gallery landing. The hall provides a wonderful introduction to this wonderful property, having oak flooring extending into the cloakroom which comprises of a WC and pedestal wash basin. There is an elegant drawing room which is dual-aspect and has part-exposed timbers to one wall, a fireplace with cast log burner and substantial double doors which open into the reception hall. There is a well proportioned dining area, again with oak flooring.

The kitchen is delightful, with a wide opening that invites you through to the timber framed garden sitting room with a vaulted ceiling above. The kitchen area is fitted with an extensive range of units, including an island which also incorporates a dining bar. Additionally, there is an Aga, an American-style fridge/freezer, wine cooler, microwave and double Belfast style sinks, further complemented by granite work surfaces. Flagstone flooring extends into the superb garden sitting room, with double doors opening out onto the terrace and garden.

Furthermore, there is a separate and particularly comfortable sitting room with double oak doors opening into the living, dining kitchen. The utility room is fitted with a Belfast style sink, wooden work surfaces and space and provision for domestic appliances, two built-in cupboards and access to the garage.

To the stunning first-floor gallery landing, doors lead off to four bedrooms, with the principal suite having fitted bedroom furniture, a vaulted ceiling and a contemporary style en-suite fitted with an oval wash basin with a modern integrated unit and cupboard beneath, shower, WC, two towel radiators, and exquisite tiling. The family bathroom comprises free standing roll-top bath, separate shower, WC and wash basin set into an integrated unit.

The Cottage

Beautifully appointed and comprises well-proportioned lounge having a corner fireplace with log burner and double French style doors which open out onto the rear garden.

The splendid, dining kitchen has tiled flooring throughout, with an attractive and comprehensive range of high and low level units with work surfaces and a one and a half bowl sink and drainer. In addition, there is an Aga, conventional hob and oven, American style freezer which is set into a surround, as well as a spacious dining area. The utility room has space and provision for domestic appliances, as well as a cloakroom off with WC and wash hand basin.

To the first floor, there are three bedrooms, with the principal having fitted bedroom furniture and the benefit of an en-suite which comprises shower, WC, and a wash basin with integrated cupboard beneath. The family bathroom includes a free standing roll-top bath, shower, low flush WC and wash basin which is set into an integrated unit.

Outside, the property stands back from the lane, beyond a wall with remote control gates which lead into the courtyard, providing parking for numerous vehicles, as well as access to the three-car garage, having electric, remote controlled operated doors. There is also a second drive to the side of the cottage, also having controlled gates, as well as gardens with lawns beyond and a splendid sun terrace ideal for entertaining. Gated access leads to the paddocks, with the total area extending to approximately 7.5 acres.

Agents Notes

The main property is Grade II listed.

Our client is currently investigating into who supplies the electricity to the property.

Flood risks from rivers and sea – very low risk. Surface water – medium risk. There is a risk of flooding from reservoirs in this area.

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 but purchasers are advised to satisfy themselves as to their suitability. Drainage is to a septic tank. There is no mains drainage or gas. The heating is oil fired.

Useful Websites: www.environment-agency.co.uk, <https://www.staffs.gov.uk/planning/>

Our Ref: JGA/020221

Local Authority/Tax Band: South Staffordshire Council / Tax Band G













Annex Photos





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		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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