

FOR SALE BY PRIVATE TREATY

Wallbrook Cottage, Wallbrook Lane, Coton, Milwich, Stafford ST18 0ET



- **18th Century Former Farmhouse In Need of Refurbishment and Modernisation**
- **Imposing Lounge with Inglenook Fireplace**
- **3 Principal Bedrooms and 2 Attic Bedrooms**
- **Large Brick Annex Connected by Overbridge**
- **0.4 Acres of Garden with Double Garage**

OFFERS INVITED

Directions

From Lichfield Road, Stone, take the B5027 Uttoxeter Road. Follow the road straight through Hilderstone Crossroads and Milwich Village as far as the now derelict former public house, The Wheatsheaf. Here turn right and Wallbrook Cottage is the second property on the left hand side.

General Note

Originally built as a farmhouse in the 18th Century, this detached property comes to the market following the death of the previous owner. Adapted many years ago to suit individual needs, it now requires an innovative rethink to realise the obvious potential.

The house is not listed and enjoys an enviable peaceful location in unspoilt countryside, all of which presents an opportunity to create a distinctive home.

Description

A brick built detached house, with classical double fronted elevation, provides the following accommodation:-

Front Conservatory:- 10' 9" x 15' 1" which has a ceiling fan and Quarry tiled floor



Lounge:- 14' 11" x 24' 4". A quite striking room with an inglenook fireplace fitted with a cast iron grate and surround with a marble hearth. There are deep cupboards to either fireplace recess. A feature of the room is the herringbone pine beamed ceiling and there are 4 wall lights.

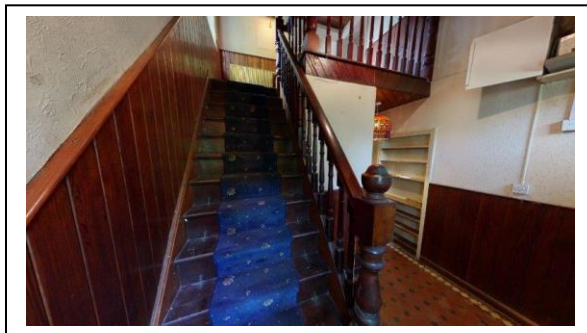
Inner Lobby which has a **Cloakroom and WC** leading off. The WC has a glazed tiled dado.

Breakfast/Kitchen:- 14' 3" x 12' 6" fitted with a bespoke range of units to include a deep white glazed sink. There are tiled splashes and an oil fired Aga. A **Walk-In Pantry** leads off with shelving and stillages.



Rear Entrance Porch:- 7' 1" x 6' 2" with clothes airer.

The Side Entrance Hall has a staircase leading to a galleried landing. There is a herringbone pined dado and ceiling.



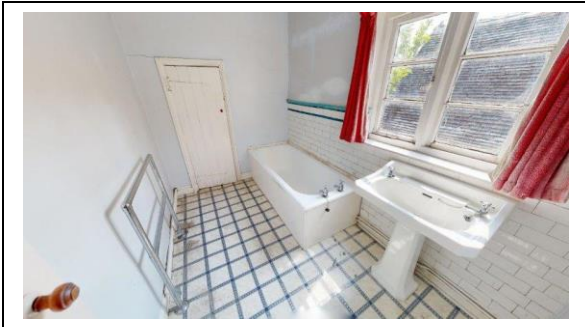


Bedroom No. 1:- 11' 11" x 15' with built in double wardrobe and 2 wall lights.

Bedroom No. 2:- 15' x 11' 7" with 2 built in wardrobes and overhead uplighters. The left hand door of the second wardrobe gives access to the **Overbridge**.



Bedroom No. 3:- 7' 9" x 11' 9" with 2 built in single wardrobes.



Bathroom:- 9' 5" x 6' containing a panel bath, pedestal wash hand basin and chrome heated towel rail.

The **Airing Cupboard** is fitted with a copper cylinder and electric immersion heater. There is a separate **WC**.

A further steep staircase behind a door gives access to a **Roof Storage Room** and

Bedroom No. 4:- 11' 7" x 12' 4" to include the double wardrobe.

Bedroom No. 5:- 9' 10" x 14' 11" (effective), which intercommunicates from Bedroom No. 4.

The door from Bedroom No. 2 leads to the **Overbridge:-** 7' 9" x 13' 5" with a pair of Juliet balcony doors. Thereafter a steel spiral staircase leads down to

The Annex:- 14' 8" x 46' 9". This room has immense potential for a variety of uses and can be access at ground level through either of 2 entrance doors. In the centre of the room is a free standing cast iron stove. There are 3 ceiling fans, and the solar convertor is connected to the 12 solar panels on the south facing roof.

Outside there is an **External Boiler House** which has the Mistral M2 oil fired boiler which is serviced by external **Tuffa Oil Storage Tank**.

The Brick and Tiled Double Garage with up and over door:- 16' 8" x 17' 5" has a side **Wood Store**.

The large **Garden** extending to 0.40 acres (0.161 hectares) provides sufficient vehicle turning and parking areas and extensive areas for horticulture and leisure. It includes a composting area and **2 Garden Sheds**.



Services

We understand the property is connected to mains water, electricity and drainage.

Tenure and Possession

The property is offer for sale freehold with vacant possession.

Local Authority

The Local Authority is Stafford Borough Council. The property is Council Tax Band F.

Viewing

Viewing will take place as demand dictates by appointed through the Agents. Please telephone 01785 850866.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

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