

**FOR SALE AS A WHOLE**

**A SMALL HOLDING WITH 3 BEDROOM HOUSE, OUTBUILDINGS AND  
2 PADDOCKS EXTENDING TO 5.2 ACRES**

**CROSSFIELDS FARM, BAULK LANE,  
FULFORD, STOKE-ON-TRENT, ST11 9QU**



**Offers invited in the Region of £500,000**

Crossfields Farm, Baulk Lane, Fulford, Stoke-on-Trent, ST11 9QU



## Description

An opportunity to acquire an extended farmhouse with 3 bedrooms requiring ongoing refurbishment and renovation together with a range of farm buildings and 2 paddocks, the whole extending to 5.2 acres (2.10 hectares). The property lies on the edge of the Village of Fulford with access North to the A50 (Stoke and Derby) and South to the M6 (Stone and Stafford).

## Directions

Postcode for Satellite Navigation ST11 9QU. What3words apprehend.cafe.crunch

The farm fronts Baulk Lane which is approached by turning adjacent to Fulford Primary School, in the Village of Fulford.

## Accommodation

The property is constructed of brick with a tiled roof over and contains:-

Front door to hallway with stairs off.

**Lounge 4.41m x 7.95m** with boarded floor.



**Dining Room 4.47m x 3.38m** with tiled fireplace, tiled Floor and door off to Cellar. Further front elevation door to



**Living Room 4.44m x 2.94m** with solid fuel burner and tiled floor.



**Kitchen (with an extension carried out in 2014) 3.34m x 3.40m** with fitted shaker style wall and base units. Door off to rear.



**Utility Room** with further door to outside **1.80m x 1.80m** with wall mounted gas fired central heating boiler.

**Wet Room** with electric shower, wash hand basin and w.c. **1.47m x 2.63m**



On the First Floor is a landing giving access to:-

**Bedroom 1 4.46m x 2.92m** having store off and access to loft space.



**Bedroom 2 3.38m x 3.47m**



**Bedroom 3 4.45m x 3.07m** with w.c. and wash hand basin and roof off 10.1ft x 11.3ft with hot water tank.





## Outside

Steps lead down from the rear of the house to the yard. There is a part derelict brick and tile building which requires re-roofing and renovation to provide 2 rooms **2.5m x 3.4m** and **8.02m x 4.57m**.

To the side of the house a drive leads to the rear yard giving access to an open fronted Double Garage 6.07m x 7.0m. A timber storage building formerly used for pigs 7.22m x 5.92m, with 2 further pig buildings constructed of concrete blocks and subdivided into pens 11.32m x 5.0m and 10.2m x 10.8m.



To the rear is a steel portal framed building suitable for livestock 13.43m x 13.08m with a lower area accessed from the adjacent field 13.43m x 6.14m with water and electricity connected



## Land

The land lies essentially in two fields with access to both, from the yard and buildings. There is a gateway from the westerly field onto the Council maintained road which joins Fulford Road and Fulford Dale Road.



## Services

The house and buildings are connected to mains water and electricity. House drainage is to a septic tank. Drainage from the farm buildings was formerly to an open tank at the rear of the buildings.

## Solar Panels

On the rear of the roof is an array of photo-voltaic panels providing electricity and a surplus to the grid. On the front and rear roof of the extension are Solar Panels providing hot water for the house.

## Council Tax

The property is located within Stafford Borough Council, Council Tax Band E.

# EPC

## Energy rating and score

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		

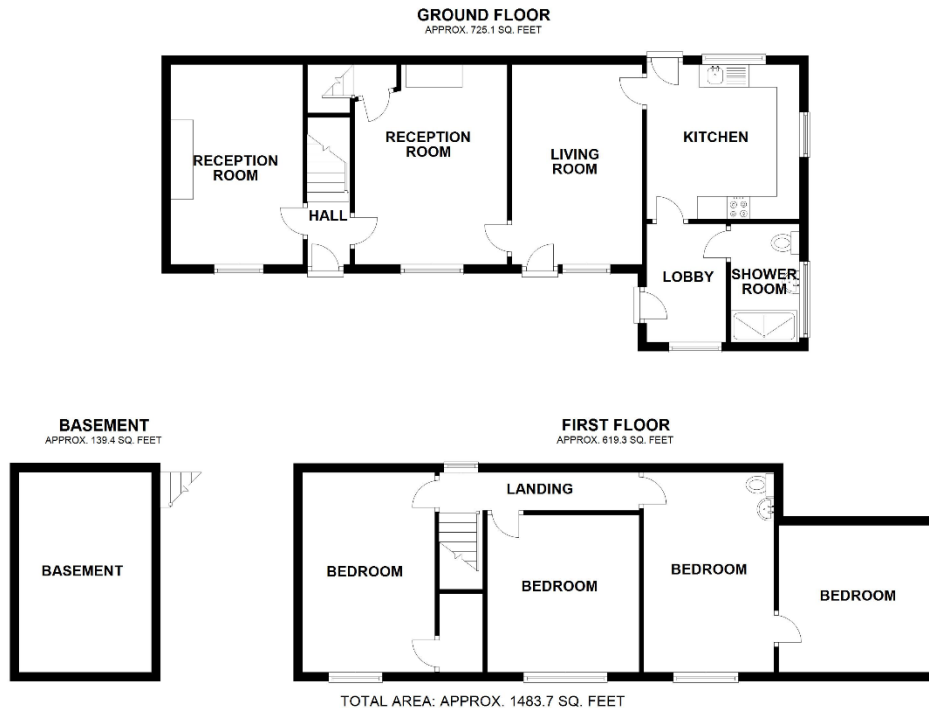
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## FLOOR PLAN



Plan produced by [www.firstpropertieservices.co.uk](http://www.firstpropertieservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



**Tenure**

The property is owned freehold and is offered for sale with vacant possession upon completion.

**Viewing**

The property may be viewed strictly by appointment through the Agents, Hinson Parry & Company office 01785 850866.

**PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS**

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