

FOR SALE BY PRIVATE TREATY

AN OPPORTUNITY FOR EXTENDED FAMILY LIVING

COTON GREEN FARMHOUSE (5 Bedrooms)

AND

ATTACHED 2 Bedroom BARN CONVERSION

COTON, MILWICH, STAFFORD ST18 0ET



The Property offers a 3/5 Bedroomed Farmhouse requiring some modernisation and updating, together with an adjoining Modernised 2 Bedroomed Barn Conversion on 2 Floors and Good Sized Gardens common to both properties.

The Property is close to the B5027 Stone to Uttoxeter Road, giving access West to the M6 via Stone and the A34 and East to the M1, using Uttoxeter and the A50.

It borders open countryside with good near and distant views.

It is within walking distance of the Green Lea First School, which was classed as Good on the latest Ofsted Inspection.

OFFERS INVITED IN THE REGION OF £825,000 FOR THE WHOLE

DESCRIPTION

The Farmhouse and the Barn are both constructed of brick with tiled roof over. The Farmhouse has a classical Georgian frontage.

There is a common access to both properties using the existing access to the farm, within the area coloured blue on the attached plan.

The accommodation comprises:-

FARMHOUSE

Front Door to Hallway with Balustraded Stairs Off. Access under the stairs to a **Cellar** with a feature stonework for upgrading.

Sitting Room:- 4.53m. x 4.56m.
with moulded figured Fireplace and Boxed in Beams



Dining Room:- 4.56m. x 3.61m. extending to 5.96m.
to the back of the Inglenook Fireplace. Boxed Beamed Ceiling and Tiled Floor.

Farmhouse Kitchen:- with Tiled Floor and Stanley Oil Fired Range, providing partial central heating. Range of Wall and Base Mounted Fitted Cupboards, incorporating Bush Electric Oven with New World Hob over. Double Drainer Sink Unit.



Door off to **Under Stairs Store** and further door to **Utility Room:-** 4.32m. x 4.00m. with Sink Unit and plumbing for automatic washing machine. Part timbered to dado level (N.B. access from this room can be provided to the Kitchen of the Barn Conversation).



Living Room:- 3.83m. x 3.72m. having Brick Fireplace with wooden lintel over, windows to rear and side with excellent views over the garden.
(N.B. wall cupboard excluded from the sale).

Stairs lead to the **First Floor Landing** giving access to:-

Bedroom 1:- 3.65m. x 4.57m. with Double and Single Wardrobes, Boxed Beams.



Bedroom 2:- 4.58m. x 4.55m. with Boxed Beams and Electric Radiator

Rear Bedroom 3:- 3.72m. x 5.88m. with Dimplex radiator.



Bathroom:- 2.3m. x 3.05m. with wood Panelled Bath and Mains Operated Shower and having partition to **Further Area:-** 1.88m. x 4.00m. containing WC, Wash Hand Basin and **Linen Cupboard** with copper cylinder. There is a separate doorway which could be accessed to split this room formally into two.

Further Stairs lead to a **Landing** with access to:-

Attic Bedroom 1:- 4.78m. x 7.26m.

Attic Bedroom 2:- 4.75m. x 4.58m.



BARN CONVERSION

The Barn Conversion has been tastefully and well carried out in recent years and provides:-

Front Door to Dining Hall:- 4.1m. x 3.43m.
with Ceramic Tiled Floors and
further door to rear, giving access to the common front garden



Sitting Room:- 5.1m. x 4.12m. with Brick Wall Pillars and
Wooden Beams. Brick Fireplace having natural Wood Mantel
Shelf and fitted with Stovax Log Burner.

Inner Hall with Tiled Floor and having **Stairs Off** with **Storage Under** and door to **Guests' Cloak Room** with Tiled Floor, matching WC and Wash Hand Basin. Further door to **Boiler Room** with the Worcester Green Star Heat Slave 18/25 Oil Fired Boiler.

Kitchen:- 3.29m. x 4.21m. plus alcove with Range of Oil Floor and Wall Mounted Kitchen Units, incorporating Fridge/Freeze, Range Master Elan 120 Electric Range in cream, fitted Beko Washing Machine, Hotpoint Dishwasher and One & A Half Bowl Stainless Steel Sink Unit. Tiled Floor and Natural Beams.

Built In Pantry capable of providing an access to the Farmhouse.



The Stairs lead to the **Landing** with an **Area Suitable for Seating or Study Use**:- 2.95m. x 2.52m. (net of stairs area).

Master Bedroom:- 4.18m. x 5.16m.
with central feature of the former roof truss,
separating the room into potentially sleeping
and dressing areas.
Plumbing for vanity unit provided.



Separate Inner Landing:- suitable for storage or various uses.



Family Bathroom:- 3.37m. x 1.9m., Half Tiled with
Quadrant Mains Water Shower, Wash Hand Basin,
WC and Double Ended Roll Top Free Standing Bath.

Bedroom 2:- 4.28m. x 4.23m.
with original Feature Brick Chimney Breast
and Exposed Roof Timbers.



OUTSIDE

Outside to the front of the barn is a **Slate Forecourt** giving access to the front door.



The Gardens wrap around the house and offer **Lawned Areas with flower and vegetable beds**, together with a number of impressive **mature trees**.

Vehicular access is across the farm entrance into a **Garage** with up and over doors:- 4.5m. x 3.2m. (internal), together with further **Car Parking Spaces**. The access offers the opportunity to extend to further car parking areas.



SERVICES

Mains water, electricity and drainage are connected to both properties. Oil fired central heating is fully supplied to the Barn with partial central heating augmented by electric radiators to the house.

TENURE AND POSSESSION

The property is freehold with vacant possession available of the whole.

LOCAL AUTHORITY

Stafford Borough Council.

COUNCIL TAX

Farmhouse – Council Tax Band E.

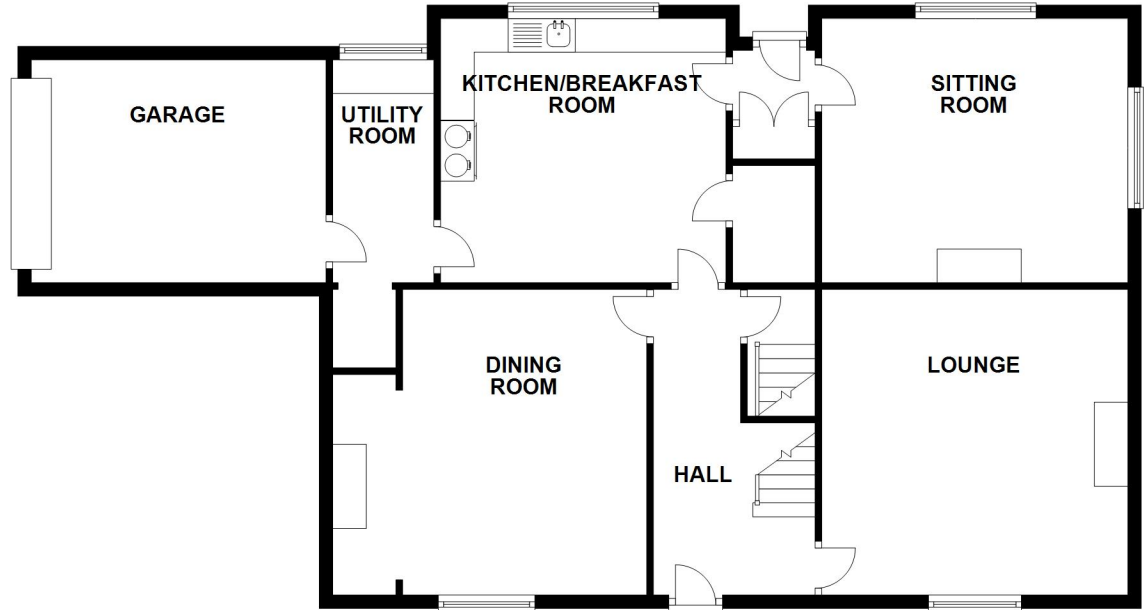
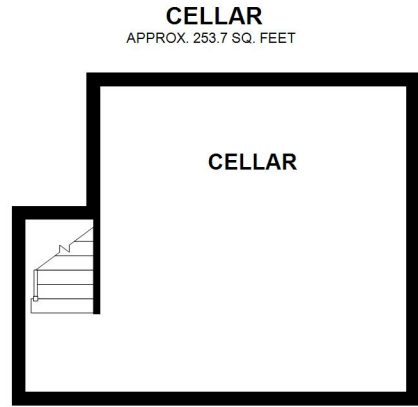
Barn – Council Tax Band D.

VIEWING

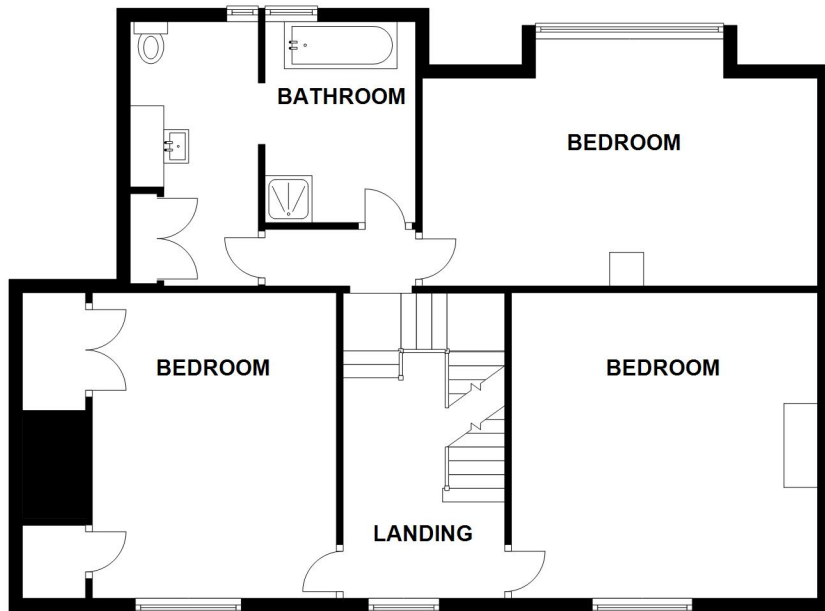
The property is to be viewed strictly by appointment with the Agents as below.

Farmhouse

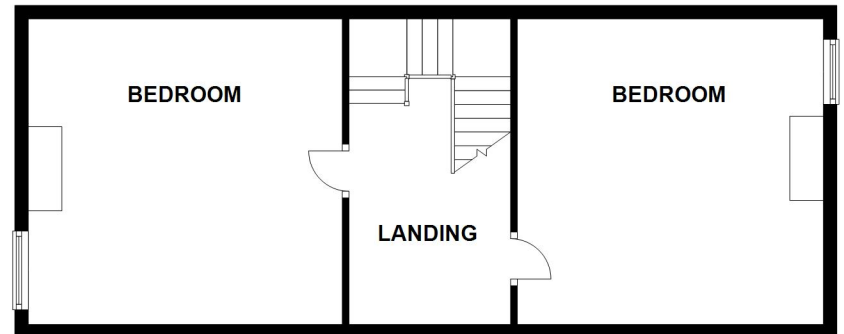
GROUND FLOOR
APPROX. 1235.8 SQ. FEET



FIRST FLOOR
APPROX. 987.3 SQ. FEET



SECOND FLOOR
APPROX. 579.5 SQ. FEET



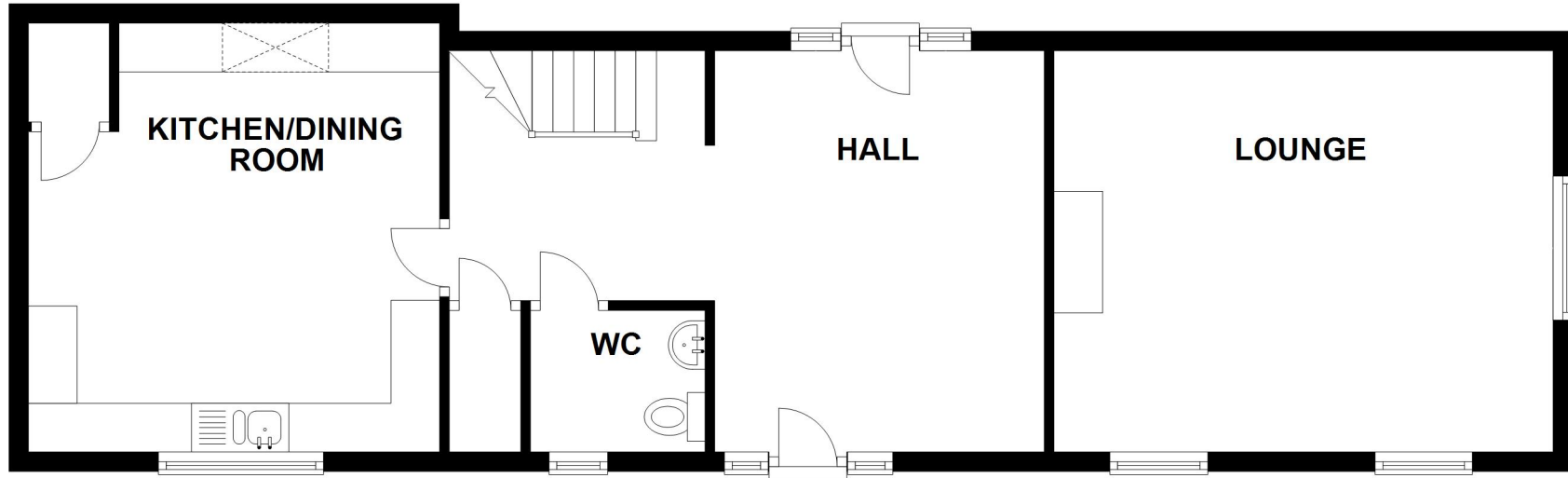
TOTAL AREA: APPROX. 3056.3 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

Barn

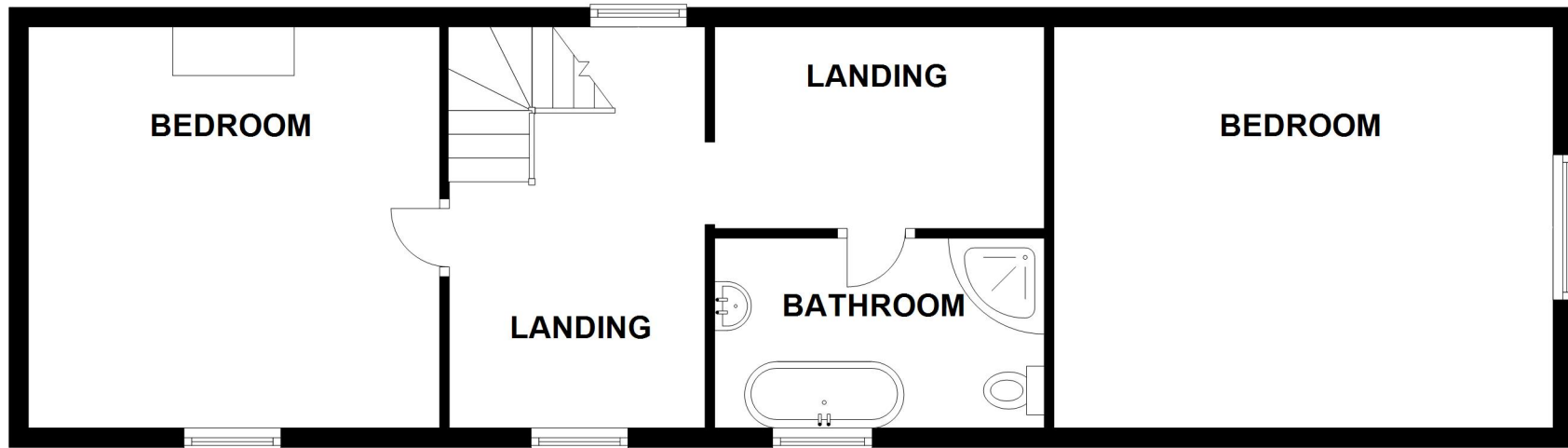
GROUND FLOOR

APPROX. 708.6 SQ. FEET



FIRST FLOOR

APPROX. 695.7 SQ. FEET



TOTAL AREA: APPROX. 1404.4 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

EPC for Farmhouse

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	27 F	
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

EPC for Barn

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.

