



Leafields Farm, Shutt Green, Brewood, Stafford, ST19 9LX

BERRIMAN

EATON





Leafields Farm, Shutt Green, Brewood, Stafford, ST19 9LX

A substantial, detached residence which has potential for provision of a large main home and detached self-contained annex making the property ideal for multi-generational living, all set within beautifully laid out grounds with a total area of approximately 0.75 acres in total.

LEAFIELDS FARM
SHUTT GREEN, BREWOOD



Ground Floor



First Floor

HOUSE: 231sq.m. 2486sq.ft.
GARAGE: 19.9sq.m. 214sq.ft.
TOTAL: 250.9sq.m. 2700sq.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

Leafields Farm stands in an idyllic, rural position in open, rolling South Staffordshire countryside with delightful and far reaching views.

The extensive facilities afforded by the popular village of Brewood, including its excellent schooling for which the village is renowned, are within a few minutes' drive whilst the further amenities afforded by Wolverhampton, Codsall and Stafford are all within easy reach.

The M54 (J2) facilitates fast access to Birmingham and beyond and rail services run from both Stafford and Codsall stations enabling swift connections to Birmingham and London.

DESCRIPTION

Leafields Farm is a substantial home which has been in continual family ownership since 19???. The house has been significantly extended over the years and was previously split into two independent homes for dual generational occupancy. The property has now been put back into one large family home but could easily be split again should buyers so wish.

The property has been well maintained over the years and affords buyers the potential to personalise the property and make their home "their own".

ACCOMMODATION

There is an INNER HALL/STUDY with double doors to the gardens, fitted library shelving and ceiling coving which would make an ideal office for those wishing to work from home. There is a superb double reception room with a LOUNGE with a light through aspect, a wood burning stove, ceiling beam, plaque rail and a wide, open arch into the DINING ROOM with a light corner aspect with doors to the gardens and a living flame gas fired stove and a beamed and raftered ceiling. The BREAKFAST KITCHEN is a good size with wall and base mounted cupboards, Rayburn range and space for an electric cooker, an integrated dishwasher, a light through aspect, beamed and raftered ceiling and a door into a HALL with a double glazed front door with base mounted cupboards and sink, a door into a fitted CLOAKROOM and a door into the garage.

An open doorway from the lounge opens into what was previously the annex reception room and is now a delightful SITTING ROOM with a light corner aspect, a spiral staircase rising to the first floor, fitted window seat and a door into a PORCH with wooden flooring, an independent front door and an adjoining SHOWER ROOM with a fully tiled corner shower, WC and vanity unit, a ladder towel rail radiator and linen cupboard.

The principal staircase rises from the inner hall / study to the first floor landing. The principal part of the first floor accommodation benefits from SIX WELL PROPORTIONED BEDROOMS, all of which have delightful views and a large HOUSE BATHROOM with a panelled bath, separate fully tiled corner shower, pedestal basin and storage, linen and airing cupboards. A door from one of the bedrooms has a door opening into what was previously the annex first floor which provides a SEVENTH BEDROOM and a BATHROOM with a panelled bath, WC and vanity unit, a chrome towel rail radiator, an airing cupboard together with an area of landing which is approached via the spiral staircase from the sitting room and which has a storage cupboard.

OUTSIDE

Leafields Farm stands well back from the road and is approached over a DUAL GATED GRAVEL DRIVE providing ample off street parking for several vehicles. There is a shaped front lawn with matured stocked beds and borders and the principal GARDEN is beautifully laid out with an extensive area of lawn and particularly well maintained, matured and well stocked beds and borders together with an area of kitchen garden and fruit garden, a substantial greenhouse and a paved patio with pergola above.

There is a total plot size of approximately 0.75 acres and the property enjoys much privacy.

There is an INTEGRAL GARAGE with remote controlled electric elevating door, electric light and power, plumbing for a washing machine and an internal door to the hall.

We are informed by the Vendors that mains electric is connected, the heating is oil fired and there is LPG to the Rayburn and gas fire. The drainage is to a septic tank on Leafield Barns and the water is supplied by Leafield Barns.

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile – Ofcom checker shows three of the four main providers are likely to cover the area indoors and all four cover the area externally

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £675,000

EPC: E

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.







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