



Sweet Turf Cottage & Former Boarding Kennels, Longnor Gorse, Penkridge, Stafford, ST19 5QL

BERRIMAN
EATON



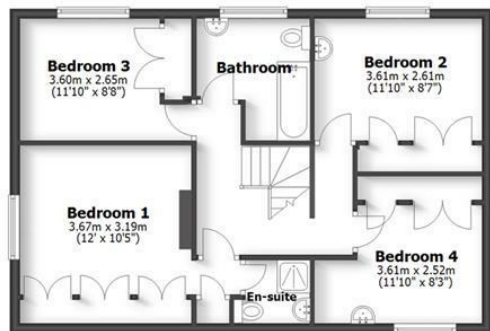


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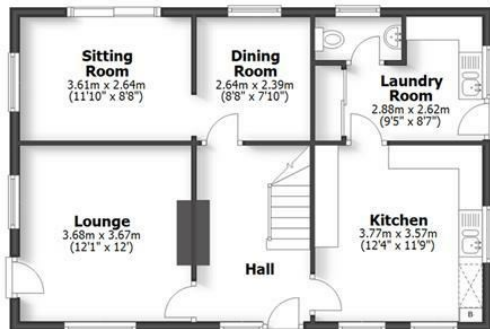
A pretty cottage, thought to have originated 200 years with substantial later extensions. The cottage sits in a large plot of approximately 0.75 acres and has outbuildings with electric light, power and water which could be used for a variety of different purposes and which were formerly used as a successful Boarding Kennels for dogs and a Grooming Salon.

SWEET TURF COTTAGE

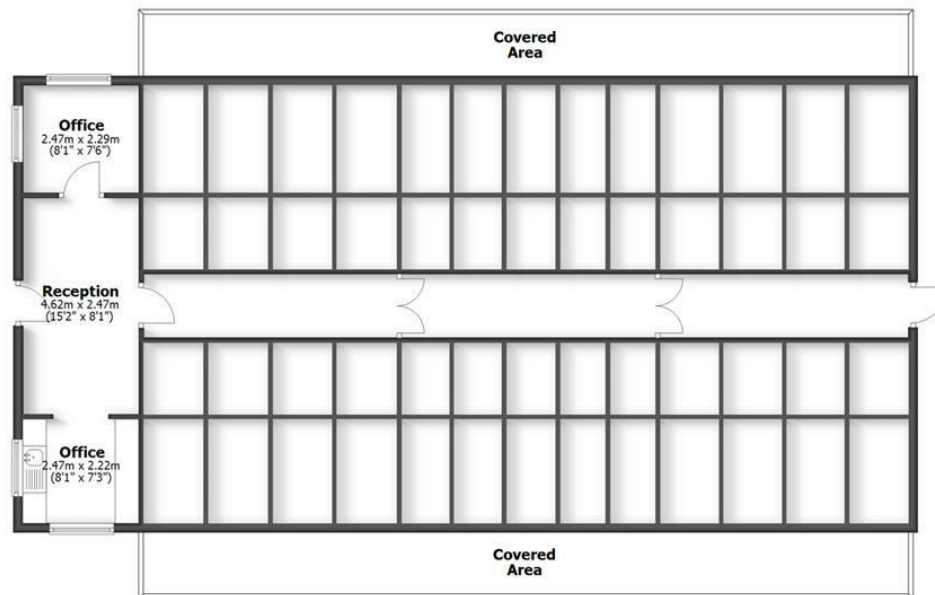
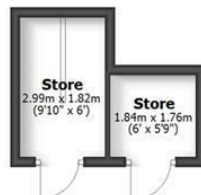
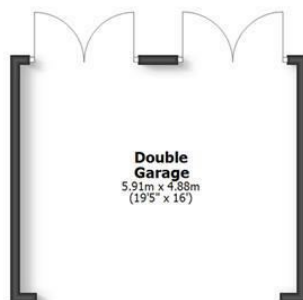
LONGNOR GORSE, PENKRIDGE



First Floor



Ground Floor



Kennels & Grooming

HOUSE: 127.4sq.m. 1371sq.ft.
 GARAGE/STORES: 37.7sq.m. 406sq.ft.
 KENNELS AND GROOMING: 203.6sq.m. 2191sq.ft.
TOTAL: 368.7sq.m. 3968sq.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

Longnor Gorse lies nestled between Wheaton Aston to the south and Church Eaton to the north. The A5 is nearby facilitating fast access to the M6, A41 and M54. Stafford and the market town of Newport are nearby and the area is well served by schooling in both sectors.

DESCRIPTION

Sweet Turf Cottage is thought to originate some 200 years ago with sympathetic extensions added. There are period characteristics throughout with well proportioned accommodation over both ground and first floors. There is ample parking surrounding the property which is set in a plot of approximately 0.75 acres. There are wooden and brick outbuildings with services connected which could be used for a variety of different purposes including ancillary accommodation STPP. Previously, a successful Boarding Kennels for dogs and Grooming Salon was run from the property.

ACCOMMODATION

A wrought iron gate opens onto a front path with planted borders with a double glazed door and windows opening into the HALL with wiring for wall lights and ceiling beam. The LOUNGE has double glazed windows to two elevations and a glazed door to the outside with a tiled, pitch roof over, wiring for wall light, painted beam and an open grate fire with brick surround. A door from the hall opens into the DINING ROOM with a double glazed window overlooking the rear garden and an open archway to the SITTING ROOM with double glazed window to the side, double glazed patio doors to the rear garden and wiring for wall lights. The BREAKFAST KITCHEN has a range of wall and base units with roll top working surfaces, a sink and drainer, double glazed windows to two elevations, space for a fridge freezer, space for a range style cooker, a wall mounted Worcester boiler, space for a dishwasher and a washing machine, ample space for dining and tiled flooring throughout. The LAUNDRY has cupboards with working surfaces over, sink and drainer, a double glazed window and door to the side, tiled flooring and a GUEST CLOAKROOM with WC, wall hung wash basin, tiled floor and double glazed window.

An open tread staircase with wooden balustrading rises to the first floor landing with wiring for wall lights, ceiling beam and access to the loft. The PRINCIPAL BEDROOM SUITE has a good size double room with a wide bank of fitted wardrobes, ceiling beam, wiring for wall lights and a double glazed window, a linen cupboard and an EN-SUITE SHOWER ROOM with shower cubicle, WC and wash basin. BEDROOM TWO is also double in size with a double glazed window to the rear garden, wiring for wall lights and ceiling beam. BEDROOM THREE is also double in size with built in wardrobes, painted ceiling beams, wiring for wall lights, a wash basin with vanity cupboard beneath and a double glazed window. BEDROOM FOUR is a good size with stripped wooden flooring, wash basin with vanity cupboard beneath, built in wardrobes, painted ceiling beam, wiring for wall lights and a double glazed window and the BATHROOM has a panelled bath with shower over, WC, pedestal wash basin and a double glazed window.

OUTSIDE

A five bar wooden gate opens onto a DRIVEWAY laid in brick paviours leading to a DOUBLE GARAGE with wooden doors opening onto the rear garden. Gardens surround the property with and enclosed chicken coup to one side. There is an extensive entertainment terrace to the rear of the

property with a shaped lawn beyond with planted beds and borders with screening hedges.

A pedestrian gate from the garden opens onto a gravelled DRIVE affording off road parking for several vehicles with a five bar wooden gate to the road. There is a WOODEN OUTBUILDING with electric light, power and water and a large brick built OUTBUILDING which was previously used as kennels (with a previous licence to provide 26 dog kennels) but could be used for a variety of different purposes including ancillary accommodation subject to gaining all of the usual rights and consents. There are further gardens beyond these outbuildings and there is a total plot size of approximately 0.75 acres.

We are informed by the Vendors that mains electricity is connected, the heading is LPG, the water is from a private well and the drainage is to a septic tank.

COUNCIL TAX BAND E – 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 the four main providers are likely to cover the area outside with limited coverage inside.

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

Offers Around £595,000

EPC: F

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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