

# Stockings Lane

Upper Longdon, Staffordshire, WS15 1QF

John   
German





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£1,250,000

An elegant and imposing Georgian three storey farmhouse and adjoining cottage exuding charm and character and located in a sought after village with far reaching views and grounds and paddock approaching 2.7 acres. Ideal for an equestrian family



Within 5 miles of Lichfield Cathedral City and located on the edge of this much-prized Staffordshire village with far reaching rural views and an ease of access to nearby Cannock Chase with its many tracks for horses, dog walking, cycling etc. It is within a designated area of outstanding natural beauty. A carefully maintained Georgian Grade II property of three storey design and imposing appearance with a fine portico entrance and deep framed sash windows. A light and sunny home, with adjoining two storey self contained cottage suitable maybe for dependant relatives or producing a letting income. Offering equestrian facilities that include a 2.2 acre paddock, Harlow stable block with tack room, feed store/hayloft and three stables with plenty of parking at the rear for a car/horse box.

This beautiful family home is within an easy walk of the village and amenities including the Chetwynd Arms public house. The property is within a short driving distance of Longdon village where additional amenities include the Swan with Two Necks public house, primary school, village hall and the well known Cathedral School . The renowned Red Lion at Longdon Green is also a short drive away. For commuters, the A51, A38, A5, M6, M42 are all relatively easy to access as are both Birmingham and East Midlands airports. Direct trains to London are available from Lichfield Trent Valley station , with the Lichfield City Station giving quick access to Birmingham City Centre.

### Accommodation

A fine portico entrance and panelled door lead into the spacious reception hall with oak balustrade stair to first floor, doors to the drawing room and sitting room, direct access to the rear garden and a guest cloakroom.

The principal reception room is the elegant drawing room with its corniced ceiling, sash windows and traditional open fire and timbered surround, and door leading to a wine cupboard.

A very pleasant sitting room includes a beamed inglenook open fireplace, sash framed windows to the front and rear.

The heart of any farmhouse is its kitchen and this property is no exception with character a plenty including a Staffordshire blue bricked floor, inglenook beamed recess housing the gas fired Aga, revealed ceiling beam, dual aspect windows, a range of timber panel fronted base and wall units, Belfast sink, integrated dishwasher and fridge, ample space for a table and chairs.

Off the kitchen leads a fitted utility room off which leads a home office/study which also houses the Worcester gas fired boiler. The dining room leads off the kitchen and has a front facing sash window and revealed beams.

A substantial first floor landing with two front facing sash windows allows access to three bedrooms and two bathrooms.

The master bedroom has a full length range of built in wardrobes and sash windows to front and rear enjoying those delightful rural views.

Bedrooms two and three are rear facing double rooms, one with a walk in wardrobe and one with a lovely period fireplace. The principal bathroom is adjacent to the master bedroom and has fabulous aged oak floorboards, claw and ball freestanding cast iron bath tub, walk in shower, vanity unit/wash basin, w.c, part panelled walls, sash window and rural views.

The secondary bathroom has a corner bath, wash hand basin/vanity unit, w.c, front facing sash window. The oak balustraded stair continues to the second floor landing where there are a wealth of revealed beams on show and access to three further double bedroom areas, all with front and rear facing windows, and more revealed beams. Bedroom four has a built in cupboard and an additional gable window. Bedroom five would also serve well as a dressing room to the inter-connected bedroom six which has a range of built in wardrobes and an additional front facing window. Shower room with double enclosure, w.c and vanity unit/wash basin serves the bedrooms on this level.

Millbank Farm Cottage is accessible either through the main property or independently and is a two storey range of accommodation formed from the original dairy and suitable for dependent family members or staff, a home office suite or an income producing lettable investment. The cottage is serviced by night storage heating and offers a living/dining room, good sized kitchen, double bedroom with walk in storage and a bathroom/w.c/shower.

### Outside

The house sits well back from the roadside behind a sweeping gravelled driveway with electric gates, traditional lawns, shrubbery planting and hedges and pedestrian access to each side of the house leads to the rear garden.

A brick built workshop/store is also provided at the front and measures some 5.43m x 3.31m, has double doors, power and light. A mature secluded rear garden includes extensive lawns, a feature stone bridge and haha, stone paving and terraced seating areas, rose framed arches, part walled and hedged boundaries, shrubbery and perennial planting.

Access from the garden also leads to the cellar - 5.88m x 4.77m.

A gate from the rear formal garden boundary leads to the paddock area and stable yard of approx. 2.2 acres, separated into two and housing the Harlow stable block with power and water:

Tack room 3.6m x 1.68m

Stable one 3.6m x 3.08m

Stable two 3.6m x 3.5m

Stable three 3.6m x 3.5m

Feed store/hay barn 3.6m x 3.5m

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

Local Authority/Tax Band: Lichfield District Council / Tax Band G

Our Ref: JGA/150419















### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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**EPC NOT REQUIRED AS PROPERTY IS GRADE II LISTED**



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