

## STREETWAY HOUSE

WATLING STREET  
BREWOOD  
STAFFORD  
ST19 9LN



- **FOUR BEDROOMED DETACHED HOUSE SET IN MATURE GARDENS**
- **EXTENSIVE RANGE OF OUTBUILDINGS AND PONY PADDOCK 2.15 ACRES (0.87 HECTARES) ADDITIONAL PADDOCK 5.16 ACRES (2.09 HECTARES) AVAILABLE BY SEPARATE NEGOTIATION.**
- **TOURING CARAVAN CLUB SITE (CARAVAN CLUB 5 VAN CERTIFICATED LOCATION) AND PERMITTED STORAGE FOR 5 CARAVANS UNDER COVER.**

### TO BE SOLD BY PRIVATE TREATY

Messrs South & Stubbs for themselves and the Vendors give notice that these Particulars do not constitute any part of an offer or a contract. All statements contained in these Particulars are made without responsibility on the part of the Agent or the Vendors and the intending purchaser must satisfy himself by inspection as to the correctness of such statements. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. The property is offered subject to contract and to it being unsold.



REGULATED BY RICS V.A.T. Reg No. 280 5017 80  
SOUTH & STUBBS • CLOVELLY • PINFOLD LANE • PENKRIDGE • STAFFORD • ST19 5AP  
TELEPHONE: 01785 716600  
E-mail: [admin@southandstubbs.co.uk](mailto:admin@southandstubbs.co.uk) Website: [www.southandstubbs.co.uk](http://www.southandstubbs.co.uk)

PRINCIPAL: MICHAEL J WILLIAMS MRICS, FAAV



STREETWAY HOUSE  
WATLING STREET  
BREWOOD  
STAFFORD  
ST19 9LN

Conveniently situated on the south side of Watling Street at Stretton in the Parish of Brewood the property is easily accessible with frontage onto the A5. The property is only 1½ miles west of Gailey Island, the junction with the A449 and 2 ½ miles west of Junction 12 on the M6 Motorway. Wolverhampton, Birmingham and Manchester are all within easy travelling distance. Intercity trains are available from Stafford and Wolverhampton stations.

**Directions**

From Gailey Island, junction of A5 and A449, head west along the A5 for 1 ½ miles. Access to the property is off Horsebrook Lane only 10 metres from the A5.

**Description**

Built in the 1830's, this spacious, four bedroom detached, former merchant's house is of brick construction under a pitched and slate clad roof. The square designed house with many original features, stands in a well laid out and stocked garden extending mainly to the south of the house.

The main entrance to the property from Horsebrook Lane is into the former farmyards where there is an extensive range of brick built buildings and timber framed outbuildings and garages.

Leading from the yards is the landscaped touring caravan site and the pony paddock. The whole property extends to 3.21 acres (1.30 hectares). An additional paddock of 5.15 acres (2.09 hectares) is also available by separate negotiation.

At present the accommodation is laid out to provide:

**On the Ground Floor**

**Entrance Porch**

with glazed French doors, quarry tiled floor and one double power point leading to

**Entrance Hall**

having quarry tiled floor, radiator, two power points and coat hooks.

**Lounge**

**11'10" x 14'2"**  
**(3.61m x 4.32m)**

with log burning stove, coving, radiator, five double power points, TV aerial point. Mains gas point is available.

Archway with step down to

<b>Sun Room</b> 11' x 8'3" (3.35m x 2.51m)	South facing fully double-glazed bay window with French doors leading to the garden. One single and one double power point, two radiators.
<b>Sitting Room</b> 14'2" x 11'11" (4.32m x 3.63m)	having a gas fired stove, brick fireplace, fitted double cupboards, coving, radiator, one single and four double power points.
<b>Dining Room</b> 11'11" x 14'1" (3.63m x 4.29m)	also with brick fireplace and gas fired stove, fitted double cupboards, radiator, coving, quarry tiled floor, one single and three double power points. An original glazed door leads to the adjoining sitting room.
<b>Shower Room</b>	part-tiled, having 'Aqualisa' cubicle shower, pedestal wash hand basin, close coupled WC, radiator, extractor fan and quarry tiled floor.
<b>Kitchen</b> 12'1" x 12'1" (3.68m x 3.68m)	with part pine panelling having a range of light Oak units comprising sink unit with one and a half bowls and mixer taps, four drawer unit, one single and one corner base unit, three wall cupboards with display shelving and one with leaded glazing. Built in dishwasher, plumbing for dishwasher and washing machine, radiator, coving, five double power points, telephone point. Gas fired central heating boiler. Original chimney breast with recessed cooker arrangement, tiled floor.
<b>Rear Hall</b>	with two power points.  A flight of steps leads down to access the cellars.
<b>Cellar Entrance Room</b> 8'6" x 8'2" (2.59m x 2.49m)	having double power point, recessed settle and concrete floor. Taps to drain both hot and cold water systems.
<b>Main Cellar</b> 11'11" x 12'2" (3.63m x 3.71m)	having double power point, recessed settles, hot and cold tap and concrete floor.
<b>Bedroom One</b> 12'6" x 13' (3.81m x 3.96m)	with original Victorian cast iron fireplace, two built-in wardrobes, coving, radiator, three double power points and portable fire escape ladder point.
<b>Bedroom Two</b> 12'4" x 14'2" (3.76m x 4.32m)	Original fireplace behind screen board, Alcoves each side have bookshelves and study area, coving, triple wardrobe with hanging and shelves, radiator, four double and one triple power point.

<b>Bedroom Three</b> 12'5" x 12,10" (3.78m x 3.9m)	Original fireplace behind screen board and removable bookshelves. Airing cupboard, fitted wardrobe, radiator, coving, three double power points and telephone points. Currently set up as study/office.
<b>Bedroom Four</b> 12'5" x 14'1" (3.78m x 4.29m)	with original Victorian cast iron fireplace, radiator, three double power points and telephone point.
<b>Bathroom</b>	part-tiled, having quadrant shower cubicle with 'Aqualisa' mixer, low flush WC, bidet, pedestal washbasin, radiator, extractor fan and coving.
<b>Loft Over</b>	partially boarded, insulated, with lighting and double power point, accessed from landing via large hatch.
<b>Rear Porch</b>	brick built and fully glazed with glazed stable door, which is used as the main entrance to the property with tiled floor, one single and one double power point.

## OUTSIDE

<b>Barbeque Kitchen Store</b> 9'1" x 10'2" (2.77m x 3.1m)	having timber floor, light oak range of units comprising sink with drainer, six base units, double and single wall cupboards and larder unit, three double power points and fluorescent strip lighting.
<b>Covered Veranda</b>	providing covered seating adjacent to barbeque area with wall lights, two power points and stone flagged floor.
<b>Greenhouse</b> 11'9" x 8'8" (3.58m x 2.64m)	having two power points and light fitting. The staging will remain.
<b>Terraced Patio</b>	with blue brickwork being part of the original yard, well stocked with shrubs and a water feature.

## THE GARDENS

A brick wall with pyracantha hedge provides the roadside boundary. Outside the front porch is a small lawned area with rose border. There is a climbing rose to the house, a berberis bush and a clipped yew. To the south side, a terracotta-tiled patio overlooks the main garden with lawns, attractive shrub borders, a selection of mature ornamental trees and a triple "millstone" water feature. An ivy-clad archway leads to the woodland garden with a small pond, a heath spotted orchid, two areas of soft fruit and various woodland plants. NB The greenhouse may be purchased by separate negotiation.

## FARM BUILDINGS

<b>Range of Brick Buildings</b> 7'2" x 13'6" overall (23.5m x 4.1m)	having profile sheeted roof comprising
<b>Store with Kitchen</b>	the former dairy, now a utility room with double drain sink drawer unit, three wall cupboards, three power points, electric water heating, shelving and fluorescent strip light.
<b>Workshop</b>	with double doors, two double power points, shelving and fluorescent strip lighting.
<b>Former Cow Shed</b>	with three bays, five double power points and florescent lighting.
<b>Single Garage</b>	housing electrical distribution boards, with two double power points, tungsten lighting and brick floor.
<b>Triple Garage</b> 16'6" x 31'3" External (5m x 9.5m)	part timber and part corrugated iron clad with asbestos sheeted roof. Having three pairs of double doors, two double power points, fluorescent lights and concrete floor.
<b>Cattle Building One</b> 35'9" x 27' (10.9m x 8.2m)	timber with new box profile sheet roof, hardcore floor, lighting and wooden manger.
<b>Cattle Building Two</b> 30' x 18'6" (9.1m x 5.6m)	timber with corrugated iron sheet roof, lighting hard-core floor, wooden manger. Door through to garage.
<b>Garden Shed/Garage</b> 20' x 10'6" (6m x 3.2m)	of wood construction with fibreglass roof, lighting and power points, concrete floor, double doors and single door to garden.
<b>Pole Barn *</b> 27' x 17'6" (8.2m x 5.3m)	open fronted with corrugated iron sheeted walls.
<b>Three Bay Pole Barn *</b> 30' x 18' (9.1m x 5.5m)	of wood construction with corrugated iron sheeted walls, open front.
<b>Former Loose Box</b> 10'4" x 9' (3.1m x 2.7m)	of brick construction with lighting now used as 'tourist information' centre for caravan site.

<b>Covered Bin Store</b>	<p>to cater for caravan pitches.</p> <p>* These two buildings have planning permission for the storage of five caravans.</p>
<b>Access</b>	<p>There is a secondary access road to the caravan site and the paddock.</p>
<b>THE LAND</b>	<p>The touring caravan paddock, a lawned site with trees provides pitches for the permitted 5 vans. There is mains water. Electric hook-ups (all 16 Amp) complying with the required 17<sup>th</sup> Edition IEEE regulations for caravan sites are provided on the paddock and around the yards and are tested annually.</p> <p>A pony paddock which adjoins the gardens and caravan site has a mains water trough. The whole site extending 2.15 acres (0.89 hectares).</p> <p>Adjoining the pony paddock is a further paddock extending to 5.16 acres (2.09 hectares) which is available by separate negotiation.</p>
<b>Tenancy</b>	<p>There is an existing Farm Business Tenancy on the land, which the Tenant has agreed to surrender on 31<sup>st</sup> October 2010.</p>
<b>Entitlements</b>	<p>Whilst the land is registered with the Rural Payments Agency, no Single Payment Entitlements are registered to the vendor.</p>
<b>Environmental Schemes</b>	<p>The pastureland is included in the Tenants Entry Level Stewardship Scheme, which terminates in March 2011. Details are available from the Agent's offices.</p>
<b>Tenure</b>	<p>The property is believed to be Freehold with Vacant Possession available upon completion.</p>
<b>Services</b>	<p>Mains water, electricity and gas are connected.</p> <p>Electricity meters – separate meters control the house and outbuildings supplies. The latter offers a three-phase supply.</p> <p>Drainage is to a septic tank located by the cattle buildings. The water is by a single metered supply. None of the services have been tested.</p>
<b>Council Tax</b>	<p>The property is in Band E with South Staffordshire Council</p>

<b>Energy Performance Certificate</b>	May be inspected at the Agent's offices or viewed on the web site at <a href="http://www.southandstubbs.co.uk">www.southandstubbs.co.uk</a>
<b>Planning Permission</b>	The change of use of two agricultural buildings for storage of up to five touring caravans was approved in 2002 (Application Number 02/00214/COU).
<b>Caravan Business</b>	The vendors have operated a "5-van" Caravan Club 'Certified Location' for touring caravans and motor homes for the last twenty years. It is the <i>vendors</i> who hold the license and any purchaser would have to apply to the Caravan Club for their own licence. The present owners provide a wide range of facilities for caravan visitors. The site enjoys a high reputation and has forward bookings for several months ahead.

**Guide Price: £620,000**

**PROPERTY MISREPRESENTATION ACT 1993**

**Plans, Schedules and Details**

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

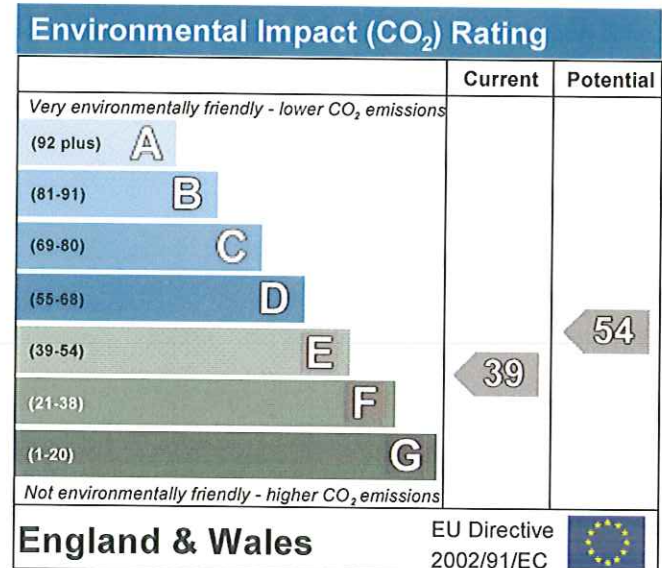
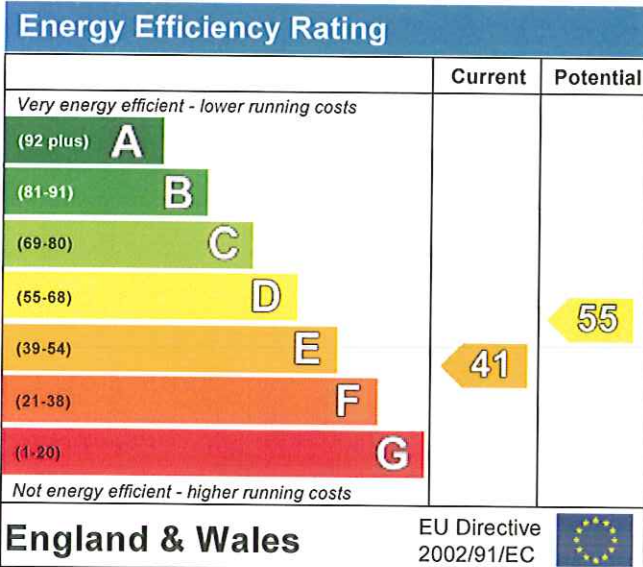
# Energy Performance Certificate



Streetway House, Watling Street  
Brewood, STAFFORD  
ST19 9LN

Dwelling type: Detached house  
Date of assessment: 02 June 2010  
Date of certificate: 18 June 2010  
Reference number: 0128-1000-6246-7760-9920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 179 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	394 kWh/m <sup>2</sup> per year	287 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11 tonnes per year	7.8 tonnes per year
Lighting	£118 per year	£96 per year
Heating	£1701 per year	£1303 per year
Hot water	£261 per year	£156 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.