

**FOR SALE BY PRIVATE TREATY**



## Spring Cottage

**Common Lane, Bednall Head, Stafford, ST17 0SF**

### DESCRIPTION

Spacious detached 4 bedroomed country property with well planned gardens being close to Cannock Chase with panoramic views of the Wrekin and Welsh Mountains.

### FEATURES

- **Spacious Detached 4 Bedroomed Country House**
- **3 Reception Rooms, Fitted Kitchen, 2 Bathrooms**
- **Full Gas Central Heating, fully Double Glazed, state of the art Alarm System**
- **Well stocked Gardens and Orchard extending to 0.39 acres**
- **Pony Paddock (0.81 acres) and 3 Stables available by separate negotiation**

**Price: £465,000 ono**



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**[www.southandstubbs.co.uk](http://www.southandstubbs.co.uk)**

REGULATED BY RICS

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## LOCATION

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Attractive detached extended country property with well planned gardens being close to Cannock Chase with panoramic views of the Wrekin and Welsh Mountains. Very conveniently located between Stafford to the north and Cannock to the south, with access to the motorway system at J13 on M6 about 4½ miles. To the south is the M6 Toll road approximately 4½ miles distant. Intercity trains run from Stafford station with Birmingham airport about 40 minutes travelling time via M6 toll.

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## DIRECTIONS

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From the north pass through Brocton village then take the second right turn to Bednall when the property will be found after 40 metres on the left.

From the south, after crossing the traffic island at the junction with Penkrige – Rugeley road, take the first left (about 1 mile) sign posted Bednall and the property is on the left.

Bednall is a very popular country village due to its location and the close proximity of Cannock Chase which is designated as an Area of Outstanding Natural Beauty. Spring Cottage is within the catchment areas of both Bednall Primary school and Walton Senior school. There are a wide range of amenities including shopping centres, supermarkets, hospitals and leisure centres in both Stafford and Cannock.

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## PROPERTY IN DETAIL

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Originally a 19<sup>th</sup> century cottage, the property has been tastefully extended to retain the cottage feel while incorporating up to date facilities including a high specification conservatory, full gas central heating, fully double glazed windows and doors and a state of the art alarm system.

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## GROUND FLOOR

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### Entrance Porch

With glazed door, window and light.

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### Entrance Hall

With feature brick and recess display (former bread oven).

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### Cloakroom

Having low flush WC, pedestal wash basin, radiator.

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### Dining Room

**15'0" x 14'0" (4.6m x 4.3m)**

With rustic brick and beam fireplace, with cast coal effect wood burner. Plate shelf and dado rail, radiator, two double power points and telephone point.



**Lounge****15'0" x 14'0" (4.4m x 4.73m)**

With stone fireplace, coal effect fire, four wall lights, two radiators, five double power points, TV aerial. Glazed double doors leading to

**Conservatory****12' x 14'3" (3.7m x 4.4m)**

Of superb quality, built in 2007 with Pilkington Active self cleaning glass roof, with the remaining glass in Pilkington K. Tiffany style fan light with leaded glass plus two wall up-lighters, two radiators, two double power points and double doors leading to brick paved terrace

**Kitchen****10'0" x 11'2" (3.05m x 3.40m)**

Having seven wall cupboards and four base units with granite work surfaces, drawer unit, shelves over, 'Stoves' gas cooker with 'Stoves' extractor hood and granite splash back. Plumbing for dishwasher, tiled floor, radiator, central spotlight unit, five double power points. Patio doors to rear access.

**Walk-in Pantry**

With tiled floor and shelving. This useful space could be incorporated into extending the kitchen.

**Utility Room****15'0" x 5'9" (4.6m x 1.8m)**

Having range of modern double cupboards with sink and drainer, tiled splash back, plumbing for washing machine and dryer, coat hooks, tiled floor, sunken ceiling lights, four double power points. Rock stable door leading to outside.

**Study/Family Room****15'0" x 8'9" (4.6m x 2.7m)**

With four up lighters, radiator, TV aerial and two double power points. French doors lead onto the brick paved terrace.

Stairs to first floor elevation with French Polished roped spindles.

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**FIRST FLOOR****Landing**

With airing cupboard, housing combi boiler.

**Bedroom One****15'0" x 15'9" (4.6m x 4.8m)**

Master bedroom with dual windows offering rural views towards the Wrekin and French style doors. Radiator, sunken ceiling lights, three double power points and a TV aerial.

**En Suite**

Comprising modern white WC, wash basin with large shower, sunken ceiling lights and slate tile effect bathroom flooring.

**Bedroom Two****15'6 x 15'6" max (4.7m x 4.7m)**

With dual windows offering rural views, two radiators, TV aerial, telephone point, two radiators and 3 double power points. Access to loft over.

**Bedroom Three****11'3" x 7'6" (3.4m x 2.3m)**

With over stairs cupboard, radiator and two double power points

**Bedroom Four****11'3" x 7'6" (3.4m x 2.3m)**

With French style doors, radiator and two double power points.

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### Balconies

Juliet balconies will be installed to Bedroom Number One and Four prior to completion.

### Family Bathroom

Fully tiled comprising a recently re-fitted modern white bathroom suite comprising WC, wash basin and shower, chrome towel radiator and tilt and turn window.



## OUTSIDE

### Double Garage

**24' x 18'3" External (7.31 x 5.56)**

Which includes a workshop area



### Gardens

Spring Cottage is approached through double gates and block paved drive with parking area to the front. The property stands in well stocked, beautifully maintained gardens and orchard extending to 0.39 acres. There is an expanse of lawned areas with a variety of mature trees and shrubs. A boundary is formed to the road by a mature hedge. The garden also contains a vegetable garden, large fish pond (30' x 12') and chicken run. There are further lawned areas next to the Summer House and Gazebo.



There is an additional parking area which is conveniently situated adjacent to the

## PONY Paddock

### By Separate Negotiation

Situated directly opposite Spring Cottage

### Land

A well maintained grass paddock extending to 0.81 acres with good road access and secure gates.



**GUIDE PRICE £40,000**

### Stables

There are three good sized, block built stables with a King Span sheeted insulated roof and concrete floors. There are back double glazed windows to each stable and each door is fitted with a kick lock. Electricity is available to the stabling via a generator. There is also an adjacent hay store and tractor shed.



### **TENURE**

The property is believed to be Freehold with Vacant Possession available upon completion.

### **SERVICES**

Mains water and electricity are connected. Drainage is to a septic tank (cess pit) with new soak-away. None of the services have been tested.

### **COUNCIL TAX**

The property is in Band E with South Staffordshire Council currently amounting to £171 per month.

### **ENERGY PERFORMANCE CERTIFICATE**

Attached.

### **VIEWING**

Strictly by appointment through the Agent's Office.

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## AGENT'S NOTICE

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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.

### **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 offers.

#### **Fixtures and Fittings**

Only those fixtures and fittings specifically mentioned in the particulars are included in the sale price. All other fixtures and fittings are by negotiation with the vendors.

#### **Measurements**

All measurements are given for guidance only. Their accuracy should be checked by all prospective purchasers.

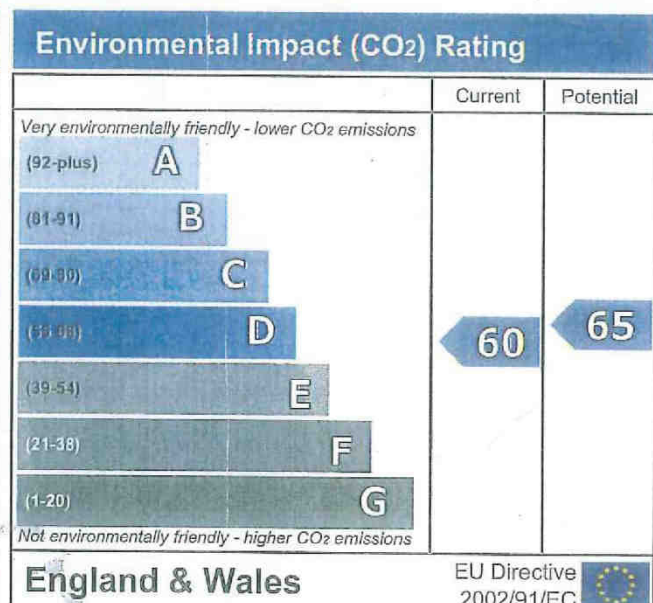
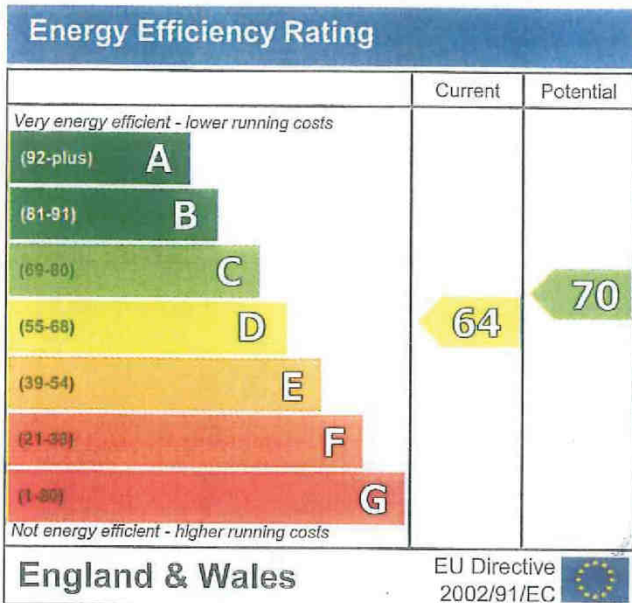
## Energy Performance Certificate



Spring Cottage,  
 Common Lane,  
 Bednall,  
 STAFFORD, ST17 0SF

Dwelling type: Detached house  
 Date of assessment: 20 May 2008  
 Date of certificate: 23 May 2008  
 Reference number: 8228-6825-4700-9710-5026  
 Total floor area: 183 m<sup>2</sup>

This home's performance is rated in terms of the 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 will be.

The environmental impact rating is a measure of this 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	224 kWh/m <sup>2</sup> per year	196 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.8 tonnes per year	6.0 tonnes per year
Lighting	£157 per year	£82 per year
Heating	£715 per year	£667 per year
Hot water	£125 per year	£111 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)