

Fishers Pit Farm

Bromley Wood, Abbots Bromley, WS15 3AL

John
German





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£825,000

Set in a rural hamlet is this impressive country home with a 1 acre paddock and a superbly presented annex, all enjoying far reaching views. Additional 4 acres of land available by separate negotiation.

Occupying a delightful position within the hamlet of Bromley Wood being just over a mile from the sought-after village of Abbots Bromley, home to a range of amenities including Wilsons butchers, village hall, doctor's, convenience store and a choice of pubs and restaurants. It is also well known for its annual horn dance and the highly regarded Richard Clarke First School that feeds into Thomas Alleyne's High School in Uttoxeter. For commuters there are a choice of train stations in Uttoxeter, Rugeley and Lichfield, and road links include the A50 at Sudbury linking the M1 and M6, the A38 is also a short drive away.

This delightful family home is set back from the road and approached via a long drive leading to the private driveway with its oak framed triple garage having two storage areas. There is a lawned foregarden and access to the paddock.

The property enjoys many character features that cleverly blend with modern finishes, step inside the first of three reception rooms, currently used as a formal dining room while the two remaining comprise a light and inviting living room and a cosy snug.

The traditional farmhouse style kitchen has an attractive range of base units with a Belfast sink and lies adjacent to a utility room and guest's cloakroom.

Completing the ground floor is the master bedroom with its own en suite shower room having a three-piece suite, partially tiled walls, an illuminated wall mirror and chrome towel radiator.

On the first floor are three well-proportioned bedrooms served by a modern family bathroom having a four-piece suite and a chrome towel radiator. Completing the first floor is a good sized office, perfect for those working from home.

An excellent feature of this property is the beautifully presented annex that is vastly popular on Airbnb, achieving an average guest rating of 4.93 out of 5, in high demand. It offers the new owners an excellent opportunity to run this business from the comfort of their own home. It briefly comprises a living room, kitchen, double bedroom and bathroom, with the benefit of its own private entrance.

To the rear is a low maintenance garden, perfect for summer entertaining. The paddock

totals approx. 1 acre and there is the choice to purchase an additional 4 acres, subject to separate negotiation.

To view this lovely rural home and annex please contact John German Lichfield office.

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

Services: Mains water and electricity are believed to be connected to the property.

Drainage is via a septic tank installed in 2010. Oil central heating. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/11112021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E









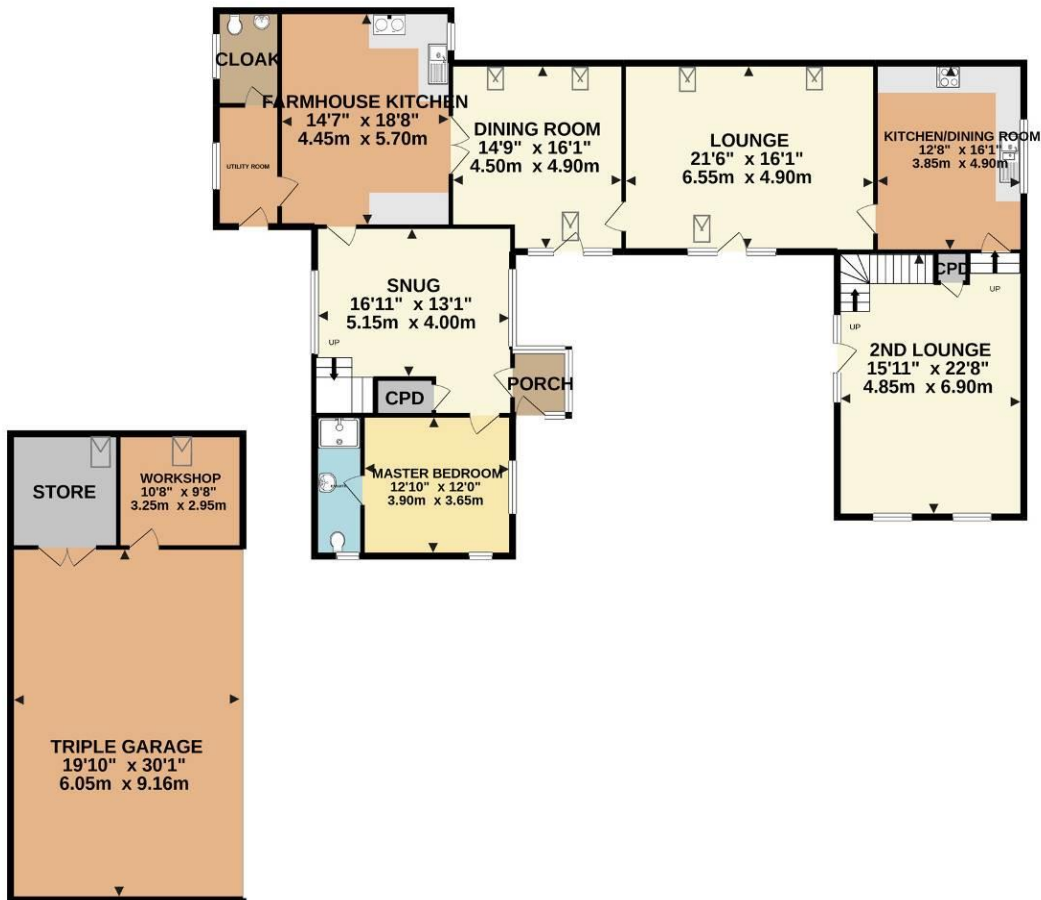




Annex Photos



GROUND FLOOR
2793 sq.ft. (259.5 sq.m.) approx.



1ST FLOOR
1249 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 4043 sq.ft. (375.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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