



New Buildings Farm, Featherstone Lane, Shareshill, Wolverhampton, WV10 7JZ

BERRIMAN
EATON



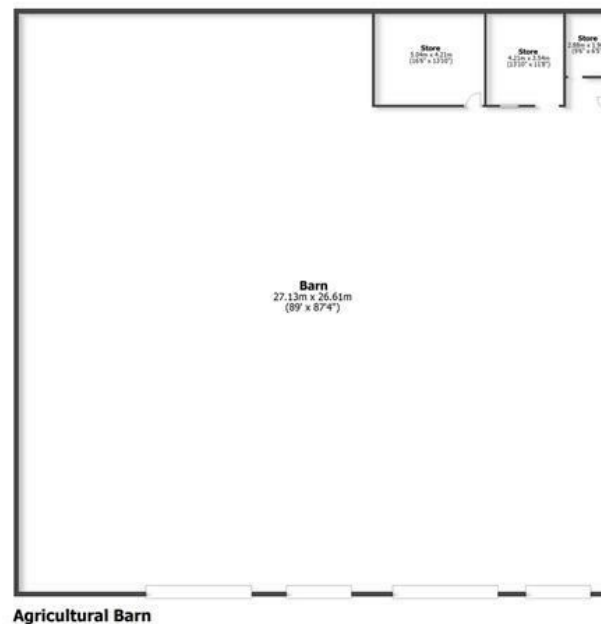


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Located within rolling South Staffordshire countryside in an easily accessible position, New Buildings Farm is a well proportioned and stylish family home which was built in the 1980's for the current owners family occupation and which has never since been sold. The property stands within substantial grounds of approximately 2.8 acres in total and benefits from two extensive barns providing the potential for various uses.

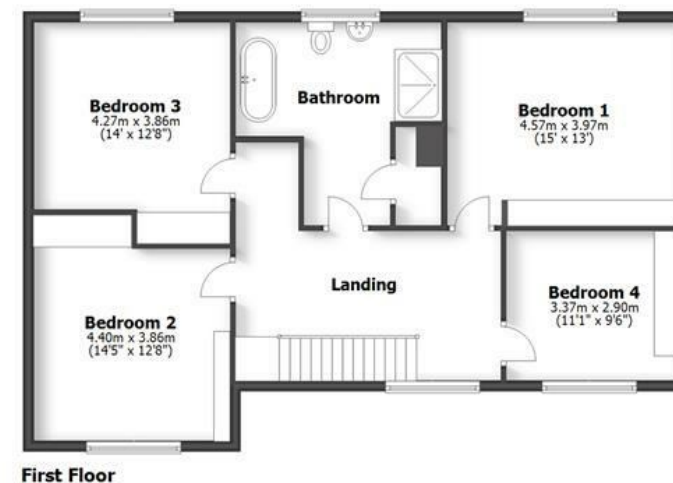
NEW BUILDINGS FARM

FEATHERSTONE LANE, SHARESHILL



HOUSE: 239.8sq.m. 2581sq.ft.
GARAGE: 29sq.m. 312sq.ft.
TOTAL: 268.8sq.m. 2893sq.ft.

BARN: 721.8sq.m. 7770sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



DIRECTIONS

Using the What3words app: ///twig.estate.score

LOCATION

The property stands just off Featherstone Lane within easy reach of the local facilities which are available within both Featherstone and Shareshill. The more extensive amenities available within Wolverhampton, Stafford and Cannock are within easy reach and communications are excellent with the M6, M6 Toll and M54 facilitating fast access to the national motorway infrastructure.

DESCRIPTION

New Buildings Farm was built in the 1980's and has remained in continuous family ownership since that time. The property has never been offered for sale and this is the first opportunity to acquire this unique house. The property has been extended in recent years and now benefits from well proportioned living accommodation over both ground and first floors with the focal point of the house being the stunning living kitchen.

The house stands within open countryside, benefits from glorious views and has substantial grounds with the house itself standing within a large plot of approximately 0.8 of an acre with sweeping lawns, there are large barns providing the potential for storage or equestrian use and two broadly level paddocks with stabling and a field shelter. There is a total area of approximately 2.8 acres.

ACCOMMODATION

A composite front door opens into the HALL with laminated flooring, part painted panelling to the walls, a window to the front and ceiling coving. The LOUNGE is a large room with a light through aspect with windows to both the front and rear, a contemporary fireplace with a living flame coal effect gas fire and ceiling coving. The DINING ROOM has a window overlooking the rear garden, an ornate Adams style fireplace with living flame coal effect gas fire, wiring for wall lights and ceiling coving. A door from the hall opens into an INNER HALL with tiled flooring, an open arch into a STUDY which is an ideal space for those wishing to work from home with a window, tiled flooring and ceiling coving and there is a GUEST CLOAKROOM with a contemporary suite of WC and vanity unit with a wash basin with cupboard beneath, tiled floor and part tiled walls, a window and coved ceiling. There is a composite external door and a LAUNDRY / BOOT ROOM with base mounted cupboards, plumbing for a washing machine, tiled flooring, a window and an internal door to the garage. The focal point of the ground floor is the magnificent LIVING KITCHEN with ample space for cooking, dining and seating areas with a full range of wall and base mounted cabinetry with an induction hob with filtration unit above, two built in electric ovens, an integrated dishwasher, a tall integrated fridge and a tall integrated freezer. The entire room has floor tiling with the atrium style extension having four roof lights. A door from the kitchen opens into a walk in cloaks and storeroom with a wall mounted Worcester Bosch gas fired central heating boiler.

A staircase with a circular porthole window to the half landing rises to the galleried first floor landing with a window to the front, access to the roof space via a loft ladder and ceiling coving. There are FOUR WELL PROPORTIONED DOUBLE BEDROOMS all of which have fitted wardrobes with bedroom one also having a fitted chest of six drawers and all of the rooms have glorious views. The BATHROOM has a luxuriously appointed contemporary suite with a free standing oval bath standing on a raised dais, a separate fully tiled shower with waterfall head and separate hose, a WC and wall hung vanity unit with wash basin with drawers beneath, Karndean flooring, tiled walls, a window, integrated ceiling lighting, a towel rail radiator and a large linen cupboard.

OUTSIDE

Gated access from Featherstone Lane leads into the entire estate with a further pair of gates opening onto the DRIVEWAY laid in brick setts which provides ample parking for many vehicles and there is a GARAGE

The FORMAL GROUNDS sweep around the house with large areas of lawn and seating and dining areas to both the front and rear of the house creating superb external entertainment areas and taking full advantage of the views. There are SUBSTANTIAL MODERN AGRICULTURAL BARNs with roller shutter doors providing excellent storage, commercial or stabling potential. Beyond these is a THREE BAY STABLE BLOCK with hard standing to the front, electric light and power and water and two broadly level fully fenced PADDOCKS adjoining with a field shelter.

NB please note that there is a public footpath adjacent to the paddocks and hardstanding area to the front of the barns which are fully fenced and separated from the property and grounds, and which are in the title of the property.

We are informed by the Vendors that mains water and electricity are connected, drainage is to a private cesspit and the heating is LPG
COUNCIL TAX BAND F – 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 and Superfast are available
Mobile – Ofcom checker shows the four main providers are likely to cover the area inside and outside
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Offers Around £975,000

EPC: E

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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