

SPRING BANK FARM

RADMORE LANE, ABBOTS BROMLEY, STAFFORDSHIRE, WS15 3AW



SPRING BANK FARM

RADMORE LANE • ABBOTS BROMLEY • STAFFORDSHIRE • WS15 3AW

PRICE ON APPLICATION

Set in a picture-perfect location amidst rolling Staffordshire countryside is this superb equestrian property with approximately 10.94 acres or thereabouts of paddocks and grounds. This superb property boasts a fabulous stable block with horse shower and solarium (available via separate negotiation), floodlit ménage, an open foaling/youngster barn, a three/four-bedroom house offering flexible accommodation, a double garage, and gardens. All set behind secure remote-controlled gates.

Set on the fringes of the historic village of Abbots Bromley, named as the 'best place to live' by The Sunday Times twice in the last 8 years, is this superb equestrian property. Set amongst stunning Staffordshire countryside with fine views from every angle. The property itself offers flexible accommodation with a good size entrance hallway, having doors off to a guest cloakroom, family/playroom, study, lounge and an impressive open plan kitchen and living/dining area offering tri-fold doors opening out onto the rear terrace with views beyond. Off the kitchen there is a utility room. From the lounge, a door leads off to a great entertainment space with kitchenette and a bedroom with shower room making a great guest suite or self-contained annex for an elderly relative or teenager. To the first floor are three good size bedrooms. The master bedroom has a Juliette balcony and en-suite shower room. There is a family bathroom with under-floor heating.

The outside space is the true feature of this property. Set behind remote-controlled gates in approximately 10.94 acres with a fabulous stable block with five Monarch built stables, tack room, horse shower and solarium (available by separate negotiation), and hay barn. There is a recently added timber foaling/youngster open barn with power, light and turnout yard, a floodlit ménage, timber double garage with workshop and a delightful garden with patio area.

Ground Floor

Entrance Hall 2.29m x 7.6m • Guest Cloakroom 1.05m x 1.56m • Family/Playroom 3.36m x 4.35m • Study 1.97m x 2.42m • Lounge 6.29m x 4.36m
Open Plan Living/Dining Kitchen 4.27m min 6.65m max x 4.36m min 7.45m max • Utility Room 2.41m x 2.17m

Annex

Entertainment Room with Kitchenette 5.97m x 5.78m min 7.28m max • Bedroom 4.97m max x 3.63m • Shower Room 2.69m x 1.74m

First Floor

Master Bedroom 5.73m x 4.29m max • En-suite 2.29m x 1.56m max • Bedroom Two 4.34m x 2.72m • Bedroom Three 2.93m x 4.31m • Family Bathroom 2.22m x 2.95m

Outside

Double Garage with Workshop 9.03m x 6.0m

Stable Block of 152 Sqm Incorporating: Five Monarch Stables - Stable One 3.53m x 2.90m • Stable Two 3.59m x 5.15m • Stable Three 3.58m x 5.15m • Stable Four 3.58m x 5.15m
Stable Five 3.57m x 3.67m • Tack Room Horse Shower & Solarium 3.12m x 3.69m (available via separate negotiation) • Feed Room 2.9m x 3.58m

Hay Barn (with water supply) 2.99m x 3.57m

Open Foaling Barn (with enclosed all weather pen, power and lighting) 11.82m x 5.59m

All Weather Ménage (floodlit)

Property

The entrance door opens into a spacious entrance hallway, with stairs off to the first-floor semi-galleried landing and doors opening into the principal reception areas. A guest cloakroom is equipped with a w.c and wash hand basin. There is a study which has a window looking out to the front aspect with views, and a separate family room/playroom/formal dining room has a window to the front aspect, again offering views. The lounge is a superb space to relax with sliding patio doors leading out to the rear terrace with views over the paddocks, lovely oak flooring, a brick fire surround with oak mantle and quarry tiled hearth, and doors opening into the annex area.

The open plan dining kitchen is an impressive space which is well fitted with an extensive range of cupboards, drawers, and larder units. There are attractive marble worktops inset with a one and a quarter basin, plus a four-ring electric hob with extractor over. There is an integrated double oven and dishwasher, plus provision for an American style fridge/freezer. There is Karndean flooring, ample space for dining table and chairs, sofas, and T.V. Tri-fold doors lead out onto a paved terrace offering fabulous views over the paddocks. A door from the kitchen area leads into a utility room with a continuation of the Karndean flooring, space and plumbing for washing machine and tumble dryer and a stable door leading out to the garden.

The annex area offers flexible accommodation that would suit a teenager, dependant relative or a guest suite. A door opens into a large living/entertainment area ideal for use as a games room or cinema room and has a small kitchenette area off with a hob, sink, oven, fridge and dishwasher. A further door off opens into the bedroom with a window offering views over the paddocks, an airing cupboard housing the domestic hot water tank, and a



further door opening into the Jack and Jill Shower room with twin basins, w.c., and fully tiled shower enclosure.

To the first floor, the semi-galleried landing leads to three double bedrooms and the family bathroom. The master bedroom has a lovely Juliette balcony offering views over the garden and paddocks along with windows to the front and rear. The en-suite is equipped with a large fully tiled shower enclosure, w.c., and wash hand basin. The two further double bedrooms have views from their respective front and rear windows. A well-presented family bathroom boasts under-floor heating and is equipped with twin basins, a panelled bath and w.c.

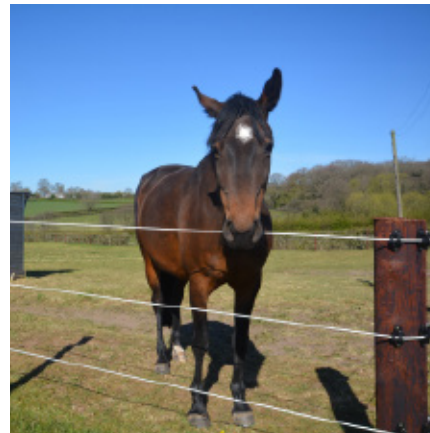
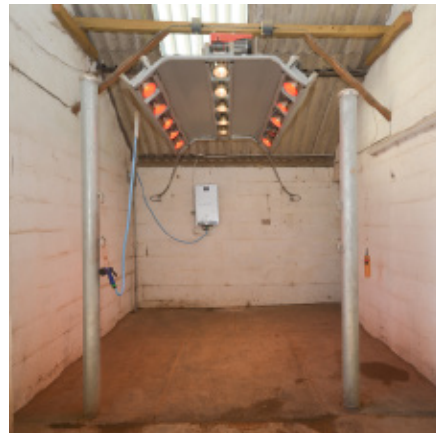
Gardens & Grounds

A stunning feature of this property are the grounds and paddocks, ideal for equestrian use. The approach is via electric remote-controlled gates leading to the grounds. Having a superb stable block with sliding timber door entry to each end and featuring large Monarch stables with rubber matting and automatic drinkers, feeding bay, horse shower and solarium (available via separate negotiation), and tack room. There is also an electric car charging point. There is an open sided foaling/youngster barn with enclosed all weather turnout pen attached plus automatic water trough. There is also a floodlit ménage. The paddocks are slightly elevated and all enclosed and surrounded by further open farmland. All eight paddocks are bounded by Horserail Hot Wire with creosote posts and all have automatic water troughs. Everything required by the horse lover!

A timber double garage with workshop area to the rear allows for storage of cars and garden equipment, there is ample parking for vehicles and horse boxes, and lawned gardens and patio for entertaining.







Situation

Whilst located on the edge of the village and enjoying its stunning views, this property is only a walk or short drive back into the village with its public inns, convenience shop and butchers. The village is further served by a primary school, church and doctors. Nearby Blithfield Reservoir offers beautiful countryside walks, sailing and angling opportunities. For those wishing to travel to the further commercial centres of Stoke on Trent, Birmingham, Lichfield, Nottingham and Derby, these can be accessed via the A38 and A50 along with East Midlands Airport and Birmingham International Airport.

Furniture, Fixtures & Fittings

Available via separate negotiation.

Utilities

Oil fired central heating

Septic Tank

Council Tax Band

East Staffordshire Borough Council – Band D



Shopping & Leisure

Lichfield, Burton upon Trent, Derby, Nottingham and Birmingham are all within an easy drive.

The property is situated within a short drive of St George's Park, Blithfield Reservoir and Hoar Cross Hall.



Roads

Good access to the A38 and A50 for further onwards travel and connecting to the motorway network beyond.



Airports & Rail

East Midlands and Birmingham airports are both within a 45-minute drive. Train travel is available in Lichfield at Trent Valley and Lichfield City Station and in Burton upon Trent.



Schools

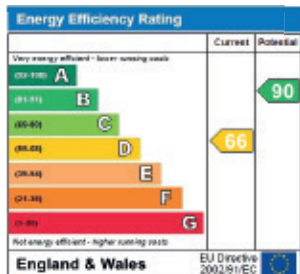
Independent Schools are available at Derby High and Grammar, Repton, Foremark and St Wystan's, Denstone College and Lichfield Cathedral School. The village of Abbots Bromley has its own LEA primary school.

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2021



SCARGILL MANN & Co.
 CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

1 Lichfield Street, Burton upon Trent, DE14 3QZ

Tel: 01283 548194

Email: burton@scargillmann.co.uk

www.scargillmann.co.uk



Promap
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:2250. Paper Size - A4



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.