



Long Meadow, Levedale, Stafford



An exciting opportunity to acquire a spacious house in need of modernisation, on an outstanding plot extending to 0.75 acres with extensive views.

Summary of accommodation

Ground Floor Entrance hall | Kitchen Breakfast room | Sitting room | Dining room
Study | Utility room | Guest WC | Boot room | Integral double garage

First Floor Principal bedroom | Three further bedrooms | Family bathroom

Garden and grounds Gated driveway | Brick barn | Gardens

In all approximately 0.75 acres

Distances

Bradley 1.9 miles, Penkridge 2.4 miles, Stafford town and station 5.1 miles, Newport 12 miles, Birmingham Airport 36 miles, Manchester Airport 57 miles (Distances approximate).

Location

Long Meadow is situated within the village of Levedale, located approximately 1.9 miles from the charming village of Bradley, a delightful area of rolling farmland and just 4 miles from Penkridge, a thriving market town with a wealth of amenities.



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EPC



St Mary's, Bradley is a 13th century Church of England grade I listed building which serves the community of Bradley offering a calendar of worship and prayer. The Village Hall of Bradley has an extensive diary of events to include keep fit classes, Tai Chi, Yoga and a history club to name but a few, and can be hired for private use. A popular village pub serving good food and drink also serves the local and surrounding area. Stafford, which is just 4 miles southwest of Levedale, offers further shopping and leisure facilities.

The village is well placed for the commuter with the M6 (junctions 13 and 14) within easy reach providing access to the road network. Manchester is 66 miles to the north and Birmingham City centre is 27 miles to the south. Main line rail services run from Stafford Station to London Euston in just under one hour and twenty minutes.

There is an excellent range of schooling within the area including All Saints C.E. Primary School, Blessed William Howard Catholic School, Stafford Grammar School, Adams Grammar and Newport Girls Schools.

Long Meadow

Set amongst rolling Staffordshire countryside, Long Meadow presents an incredibly rare opportunity to acquire a substantial residence, prime for remodelling and modernisation, set in a stunning garden plot of X acres. The house itself offers excellent proportions and large rooms making it an ideal foundation to create a unique and individual home. The views offered from all aspects, but particularly easterly towards Cannock Chase are extremely rare and not to be missed.

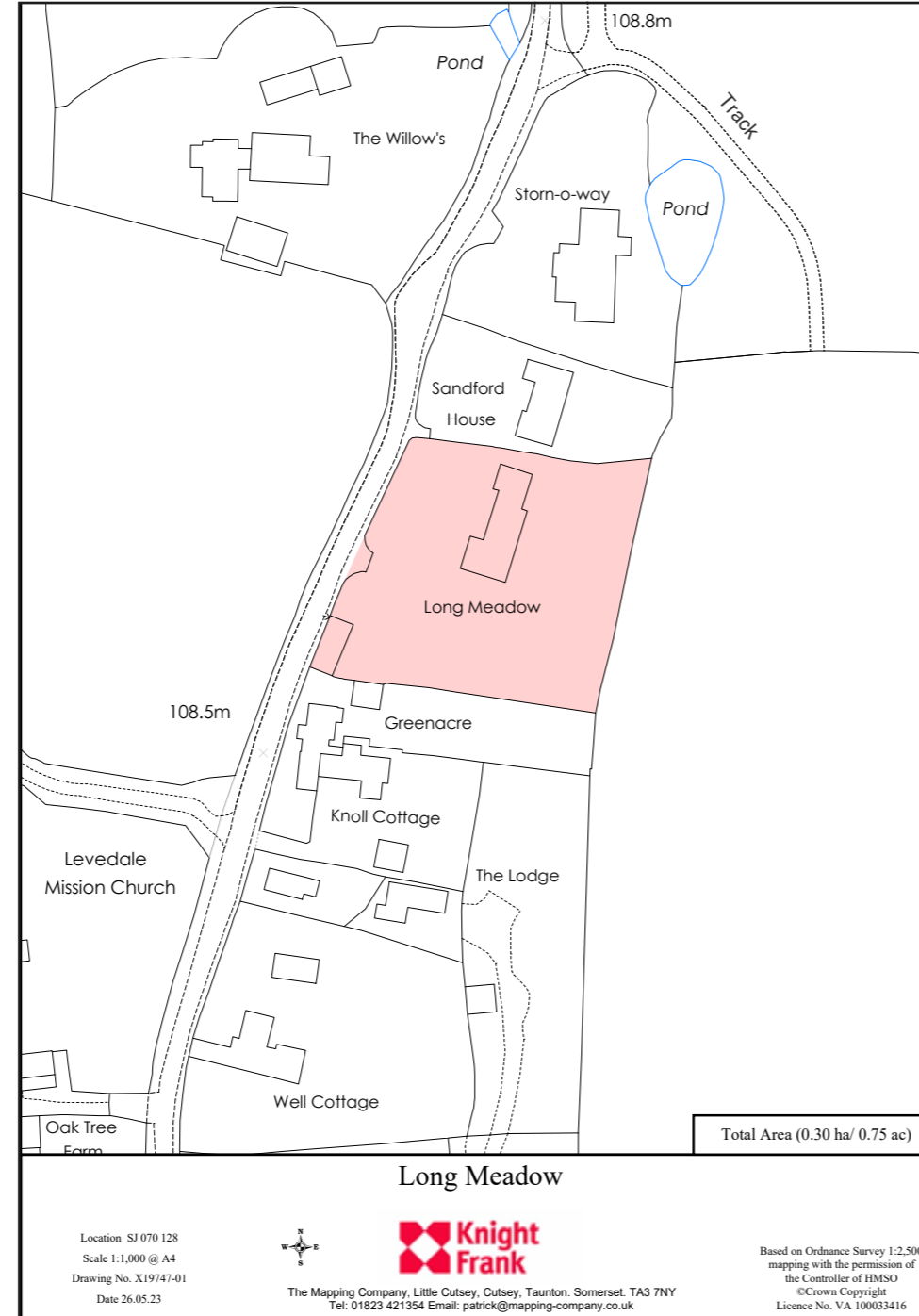
A handy glazed porch opens to the spacious entrance hall with original polished floor, providing access to all living accommodation. The sitting room is off one end of the hallway and is an exceptional triple aspect space. With large windows offering views of the adjoining gardens, the sitting room is a delightful formal reception room with open fire and double doors leading to the covered veranda. Next to the sitting room is the dining room, again offering an abundance of space, views across the gardens and access to the veranda. The dining room is a highly flexible space that could have a variety of uses as required, whilst there is a useful study at the end of the hall which is next to the guest W.C. A doorway opens to the kitchen breakfast room which runs along the rear of Long Meadow, benefitting from exceptional views across the gardens and beyond towards Cannock Chase. There is a range of fitted wall and floor cabinetry as well as a pantry cupboard. There are a range of ancillary rooms off the end of the breakfast area including rear hall / boot room, further W.C., utility, boiler room and integral double garage.

The stairs rise from the entrance hall to the first floor landing, which is flooded with light. There are three bedrooms off one side of the landing, two with easterly views towards Cannock Chase; the landing continues through the family bathroom and leads to the vast principal bedroom which has large windows, offering glorious countryside views.

Outbuilding

Separate from the house and running alongside Levedale Road is a detached brick-built barn that would suit a variety of uses including a home office, gym / leisure space, garaging or additional living accommodation (all subject to the relevant consents).





Gardens and Grounds

Separated from the quiet Levedale Road by pretty white estate fencing, Long Meadow is approached through a five bar gate which provides access to the gravelled driveway, offering parking for numerous vehicles. The gardens and grounds are laid to sweeping lawns, interspersed with mature shrubs. Both the front and rear gardens offer rarely found views of the surrounding countryside, and to Cannock Chase to the east beyond.

All in all the plot totals 0.75 acres.

Property information

Tenure Freehold.

Services Mains electricity and water supply. Oil fired central heating and private drainage system.

Local authority Stafford Borough Council

Council Tax Band G

Viewings All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

Directions (Postcode ST18 9AH)

From Stafford Station, head west on the A518, proceeding along Castle Bank. After passing Stafford Castle on the right, turn left at the next set of traffic lights on to Sundown Drive. Take the second right onto Thorneyfields Lane. Proceed for 2.2 miles before turning right onto Levedale Lane. After approximately a mile, Long Meadow can be found on the left hand side, as indicated by our for sale board.

What3words

///liquid.mops.chefs

Approximate Gross Internal Floor Area

Main House: 2,579 sq ft / 240 sq m

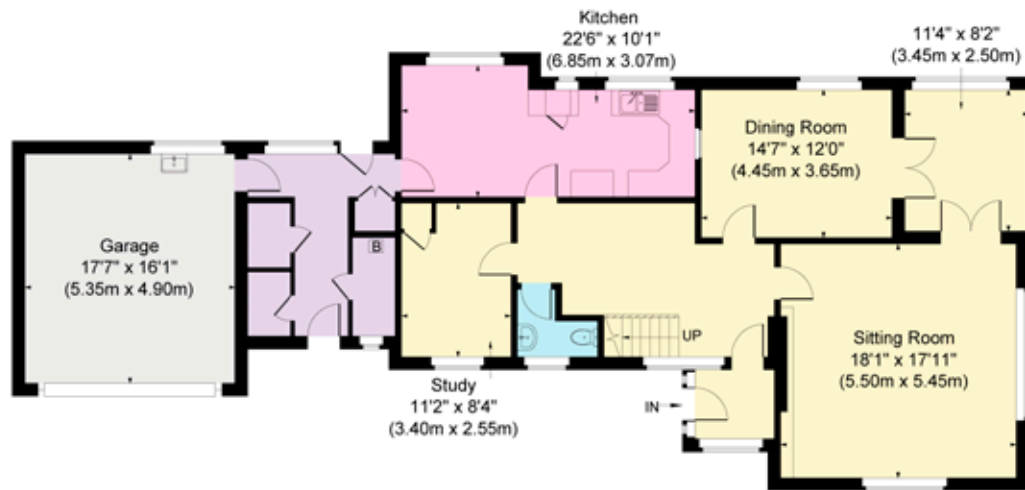
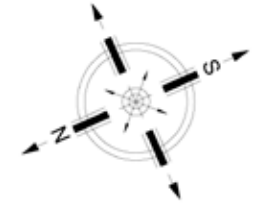
Outbuilding: 682 sq ft / 63 sq m

Garage: 282 sq ft / 26 sq m

Total Area: 3,543 sq ft / 329 sq m

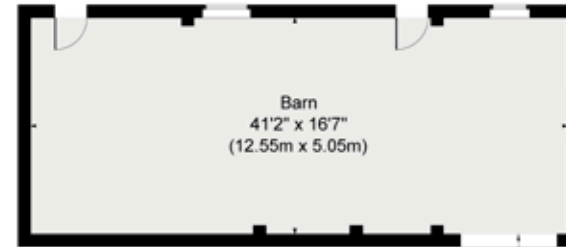
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage

Ground Floor



Outbuilding



First Floor

Knight Frank Shrewsbury

9 College Hill

Shrewsbury

SY1 1LZ

knightfrank.co.uk

I would be delighted to tell you more

Mitchell Glassey

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

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