



Levedale Farm, Stafford, Staffordshire **ST18**





Levedale Farm, Levedale, Stafford, Staffordshire, **ST18 9AH**

A five bedroom detached contemporary country residence set in 0.5 acres of gardens in the pretty hamlet of Levedale.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room | Open plan kitchen dining living room
Utility room | Snug | Study | Guest W.C. | Boot room/rear hall

First Floor

Principal bedroom with dressing room and en suite
Guest bedroom with en suite | Three further bedrooms
Family bathroom

Garden and grounds

Driveway | Vast stone terrace | Gardens

In all approximately 0.5 acres

Tenure

Freehold

Services

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

Local Authority

South Staffordshire Council

Council Tax

Band G

Energy Performance Certificate

Rating C



Stafford
Beacon Business Village
Stafford Enterprise Park
Stafford ST18 0BF
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Situation

Levedale Farm 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.

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 south-west 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.

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).

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, Levedale Farm can be found on the right hand side. W3W: ///words.players.maddening





Levedale Farm

Recently refurbished with no part untouched, Levedale Farm is a rare opportunity to acquire a contemporary country home with a range of high specification features, set in a large garden plot extending to 0.5 acres. The house now offers extensive, flexible and open plan accommodation to suit modern day living and includes installations such as under floor heating and a smart home system which includes built in speaker system, extensive CCTV, Wi-Fi boosters and external speakers. In addition to what is currently offered to the market, there is both additional land and a large detached barn available by separate negotiation.

Entered via a covered porch and through a wide oak door, the entrance hall runs through the centre of the house and offers access to all main ground floor spaces. The snug is located off the left side of the entrance hall and offers an ideal informal reception space, with double doors to the garden. The study leads off the snug and is well proportioned, quiet space which makes an idea home office. The main sitting room is off the back of the entrance hall and is an excellent size, with bi folding doors to the vast rear terrace. An opening lead from the entrance hall through into the open plan kitchen dining living room, which is the core of this contemporary home. The dining area is set underneath a large glass atrium and in front of a range of bi folding doors which open to the stone terrace. The kitchen area is central to this spacious open plan room and offers a range of highly contemporary two-tone floor, wall and island units all set underneath white avalanche slimline quartz worksurfaces. There are an array of Miele integrated appliances including a pair of ovens, steam oven, microwave grill, full height fridge, full height freezer, dishwasher, wine fridge, induction hob and downdraught extractor as well as Quooker boiling tap. The island unit contrasts to the rest of the units, taking a brushed silver finish and includes a large breakfast bar. The living area continues from the kitchen area and offers plenty of space for informal seating with contemporary log effect fire and double doors to outside. Off the kitchen is a useful rear hall / boot room which leads to the guest WC and utility room, which has a further array of fitted units which offer plenty of storage.







First Floor Accommodation

The oak staircase leads up to the bright and spacious landing area which offers access to all bedroom accommodation.

The principal suite is of excellent proportions and includes vaulted ceilings, as well as delightful rural views towards Cannock Chase. There is a large dressing room with a range of fitted wardrobes and double doors to a Juliet balcony, and a vast en suite bathroom with separate shower.

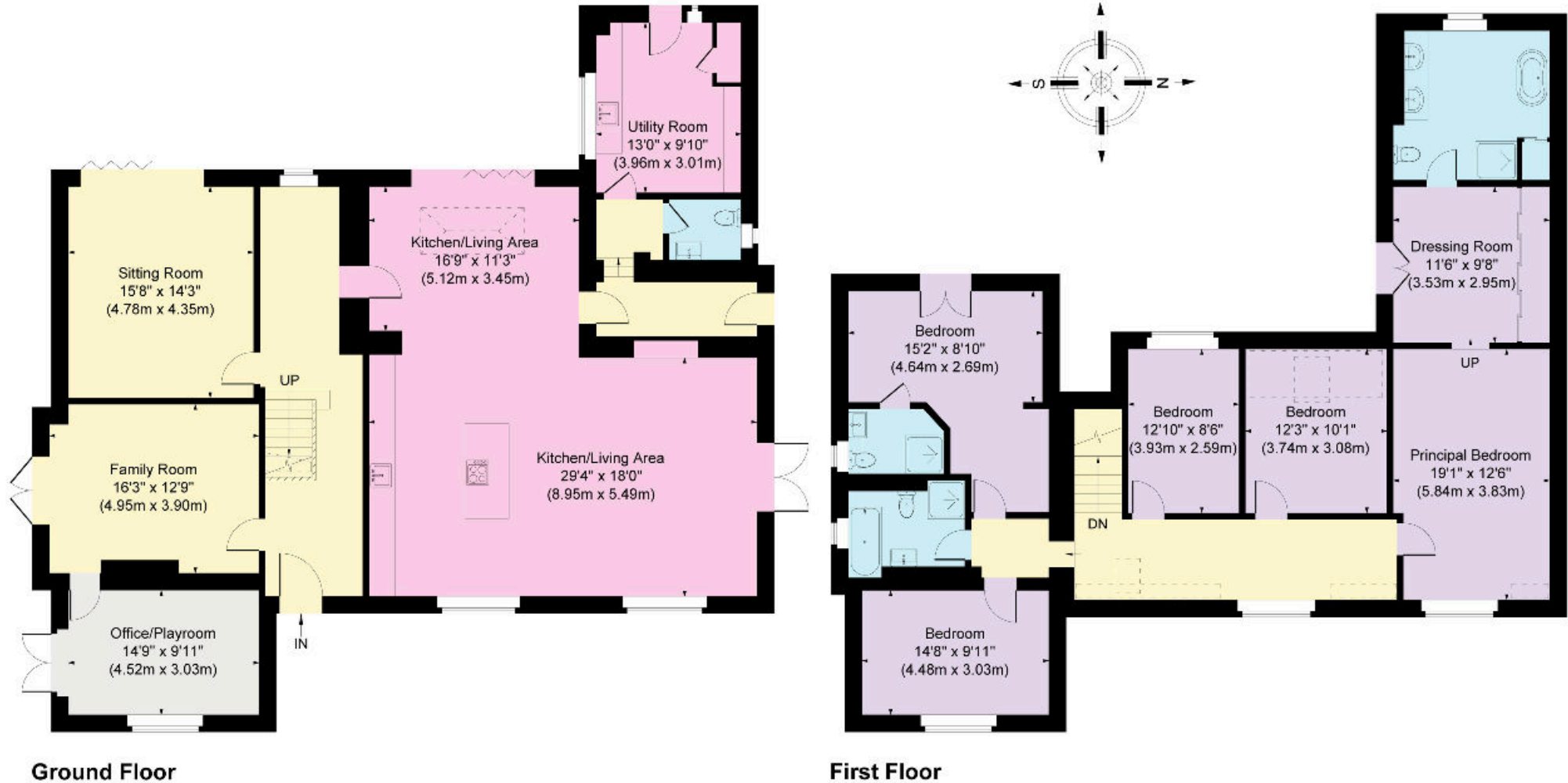
There are a further four bedrooms, one of which has an en suite and all of which are doubles.





Levedale Farm

Approximate Gross Internal Floor Area
315 sq m / 3397 sq ft





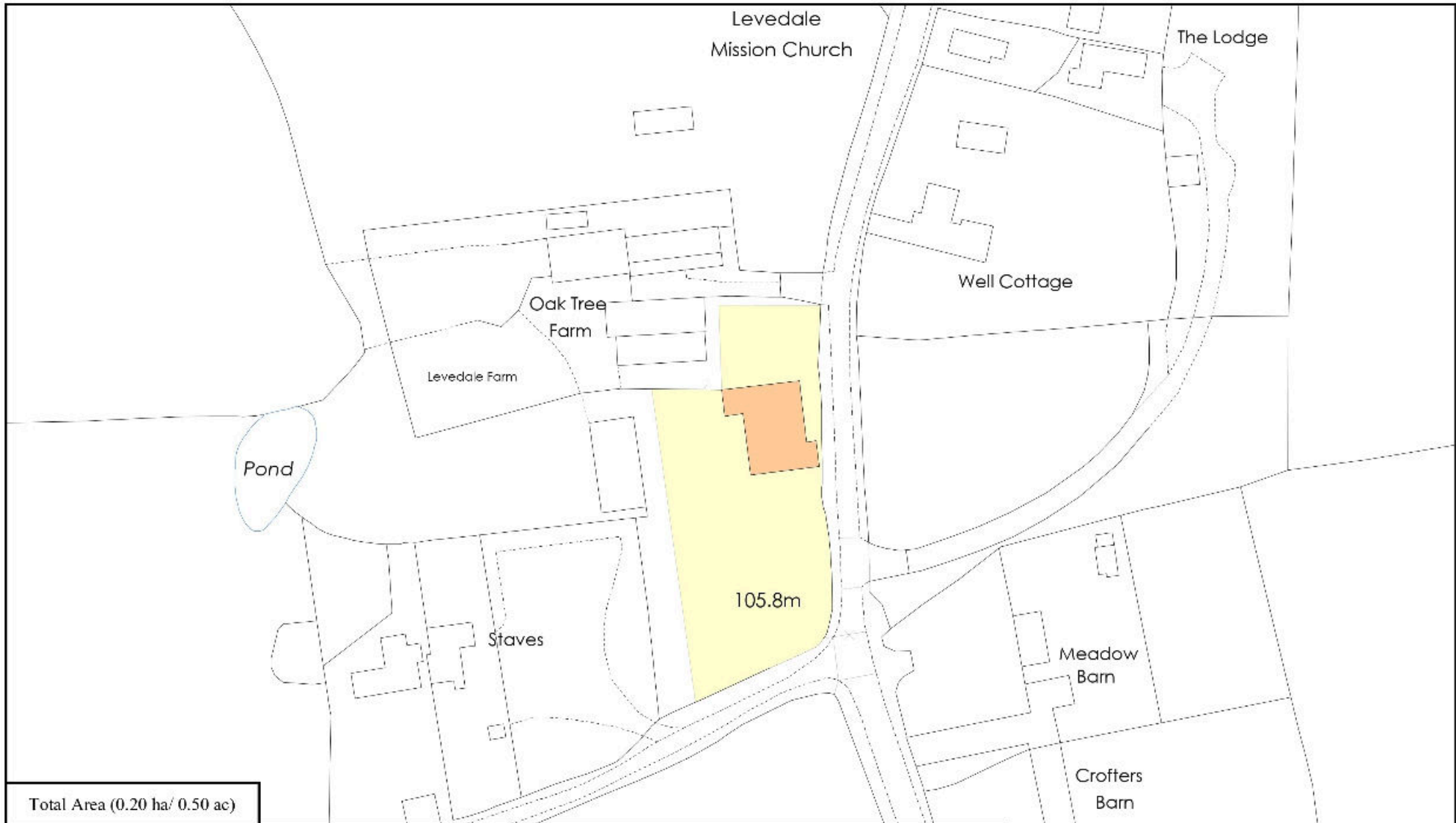
Gardens and Grounds

Entered through a set of brick gate posts, there is a large driveway with parking for numerous vehicles. There is a stone pathway which leads to the front and back door, as well as to the very spacious rear stone terrace.

The rear terrace enjoys a south westerly aspect and includes a range of external lighting as well as an external sound system. The remainder of the garden is laid to lawn, and offers plenty of space for a range of activities.

All in all the plot totals 0.5 acres.





Total Area (0.20 ha/ 0.50 ac)

Levedale Farm

Location SJ 898 167
 Scale 1:1,000 @ A4
 Drawing No. X20863-011
 Date 31.10.23



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