



The Barn at Levedale Farm, Levedale, Staffordshire

# The Barn at Levedale Farm, Levedale **ST18 9AH**

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A rare opportunity to create a forever family home set in approximately 0.58 acres.

The Barn at 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.



**Guide price:** £450,000

**Tenure:** Freehold

**Local authority:** South Staffordshire Council

**Council tax band:** TBC



## The Barn

The Barn at Levedale Farm is an all too rare opportunity to acquire a detached barn for conversion. Planning was recently passed under 23/00310/AGRES by South Staffordshire Council to convert the current building into a four bedroom contemporary residence which would extend to excess of 2,300 sq ft across two floors. In brief, the accommodation once converted would offer expansive open plan kitchen living dining area, utility, cloakroom with guest WC, sitting room and two ground floor bedrooms with en suites. The kitchen living area and sitting room would benefit from bi folding doors out onto the rear garden. Upstairs, the principal suite offers both a dressing area and en suite, whilst the guest suite provides a spacious bedroom area and en suite. The landing could be an excellent feature, with a large void down to the living area below.

Externally, the barn is approached via a private driveway which could be part gated. There is a large parking area to the front of the barn, whilst the plot continues to the rear. There is the opportunity to create delightful landscaped gardens with superb views over the adjoining countryside.

All in all, the plot totals 0.58 acres. There is excess of 30 acres of land which adjoins the property available by separate negotiation. Please contact the selling agent for further information.

## Agents Notes

We are not aware that there are any mains services to the site. Interested parties should investigate the suitability and availability of services within proximity of the site. The site is subject to a Section 106 agreement. Further details can be obtained from the South Staffordshire Council planning portal under planning reference 23/00310/AGRES. There are various conditions which a purchaser should be aware of.

The artistic impressions are for illustrative purposes only.

The adjoining property has a right of way over a small part of the access to The Barn. Please ask the selling agent for further information.





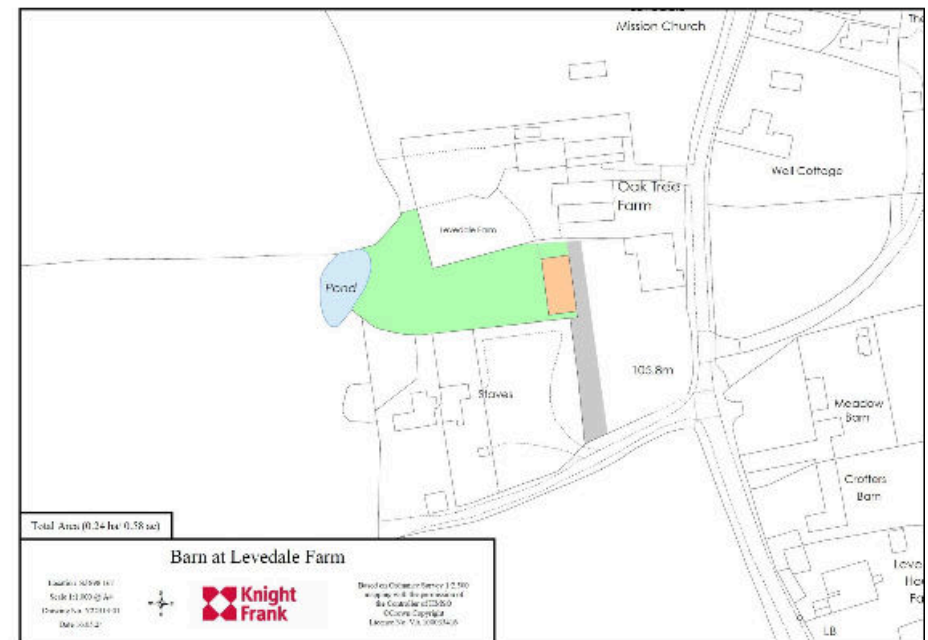


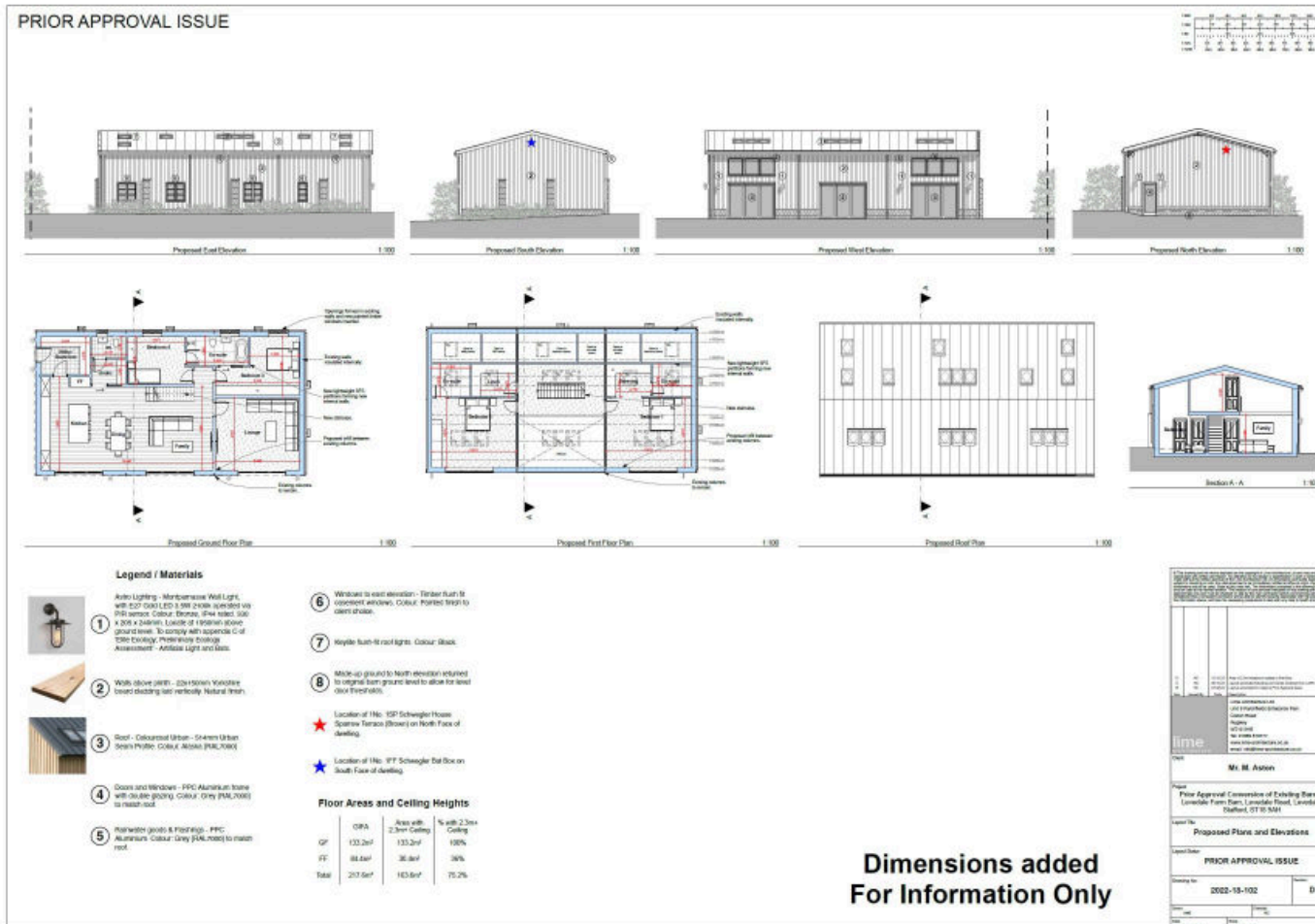
## Location

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.





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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.

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