



Ivy House Farm, Bradley, Staffordshire. ST18 9EA

Dixon & Co

Sales Lettings Commercial

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Ivy house farm, Bradley, Staffordshire is a stunningly renovated period farm house, finished to exacting standards throughout - the like of which is rarely seen on the open market.

A warm and luxurious home, Ivy House Farm is for the connoisseur of property hunters. With exquisite taste exhibited throughout, the quality of the residence is paired with a wealth of eco features that are impressive both technologically and economically.

Situated in an idyllic village location, this family home is situated just 5.7 miles from Stafford town and has the benefit of its excellent transport links. By car the property is approx. 27.8 miles from Birmingham and 68.5 miles from Manchester. Stafford Station (which provides main line services to London Euston, Liverpool and Manchester among others) is located only a short drive away and the motorway network can be accessed at both M6 Junction 14 and M6 Junction 13.

This five bedroom property boasts stunning finishes and features including some superb eco-features such as ground source heat pump and solar panels. Bore hole water is provided via pump to the property and LED lighting throughout the house finishes this very economical, functional home. The stunning surroundings of the finest Staffordshire countryside, provides superb views and the community is noted for its excellent village pub and peaceful country walks.

Hot water is provided by the solar panels, located inconspicuously on the rear roof and a ground source heat pump provides ample heating for the whole property making this sizable farm house exceptionally cost effective to run.

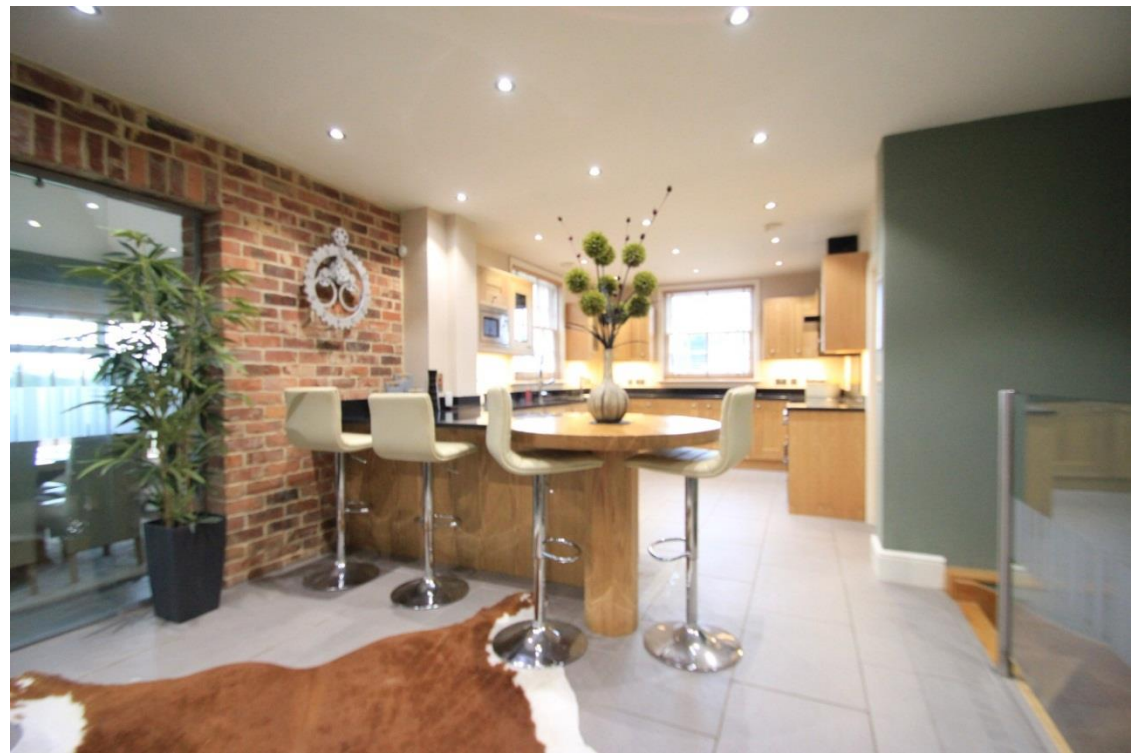
The property has an air purification system fitted throughout all rooms.

A bio disc tank provides a modern answer to a septic tank situated within the land that requires minimal maintenance.

Ground floor

Hallway:

A striking entrance door in modern oak and glass gives access to the entrance hall where there is provision to enter the kitchen, lounge, downstairs WC and access the staircase to the first floor. Tiled and with under floor heating this light space is welcoming and tastefully appointed.





Kitchen:

The main family hub of this stunning home has been finished to exacting standards with a bespoke in-frame oak kitchen. The curved doors are a special feature and the ambient temperature of the under floor heating, under large dark tiles, gives the warm and welcoming feel that exudes throughout this home.

The island area provides division between the cooking and social sides of this very large room. There is ample space for a small dining table, or piano currently in situ. Granite tops add a luxurious feel along with a boiling tap, filter water tap, recessed sink with a view out to the rear of the property and integrated appliances, such as double fridge, large freezer and dishwasher.

A true chef's kitchen, this space offers a superb range cooker with induction hob, electric ovens and extraction over; ample worktop space and many units for storage of all the equipment that could be required for culinary excellence.

All together, the mixture of chrome, oak, matt tile, gloss granite, brick and calm colour pallet choices in this space is quite simply exquisite.

Boasting little touches such as housing for a wine cooler, soft close drawers and doors, integrated microwave and luxurious lighting; this kitchen is a little slice of heaven.

With dual aspect views over the open fields to the side of the property and views out to the rear and garden through the stunning hardwood painted windows, this superb family area is light bright and airy.



The Cellar:

Accessed from the kitchen via a stunning oak and glass feature stair case with automatic spot lighting.

A dry and functional space where Valliant units linked to the ground source heat pump prepare the water to heat the underfloor heating throughout the house.

Hot water tanks that are powered via solar panels discreetly hidden on the rear roof of the property, provide ample hot water for the property. Fully fitted as a utility room with units and housing for washing machine and dryer.

Dining Area:

Found through glazed doors, with a step down from the kitchen, offering a superb social flow and boasting large hardwood windows to all three sides and French doors to the rear aspect. Ample room for seating ten at dinner and stunning feature spotlights, make for an exquisite evening social space and is a continuation of the central hub of this family home.

This beautifully decorated dining area over-looks the rear garden, and so the south aspect of this property. With social family days and BBQs in mind, this space allows a partial al fresco dining experience ready for any weather and size of gathering.

The exquisite mix of traditional brick, modern expanses of glass, ambient spot lights and meticulous finish in this room is spectacular.

The Office:

A superb large ambient space, fully fitted by Neville Johnson, with a bespoke desk and TV area with superb finishes throughout. This room is warm and welcoming with underfloor heating and hardwood flooring, hardwood sash windows making it a superior working area.

Accessed from the kitchen and lounge, this would be very useful as a children's play room, teenagers den, and snug, or as it is today, an exclusive gentleman's study.

Double doors lead through to the family lounge, allowing the already spacious family area to be opened up further, if so required.







Family Lounge:

This stunning room is a large, light, bright, well finished space with hardwood floor under floor heating and luxurious features.

Boasting a contrasting modern thermal glass fire on a traditional exposed brick chimney, the room feels spacious but cosy. The luxurious hallway completes the welcoming flow of this stunning farm house.

Decorated to exacting standards, colours have clearly been well planned to suit relaxation and is complimented by the charming views to the front aspect of the property.

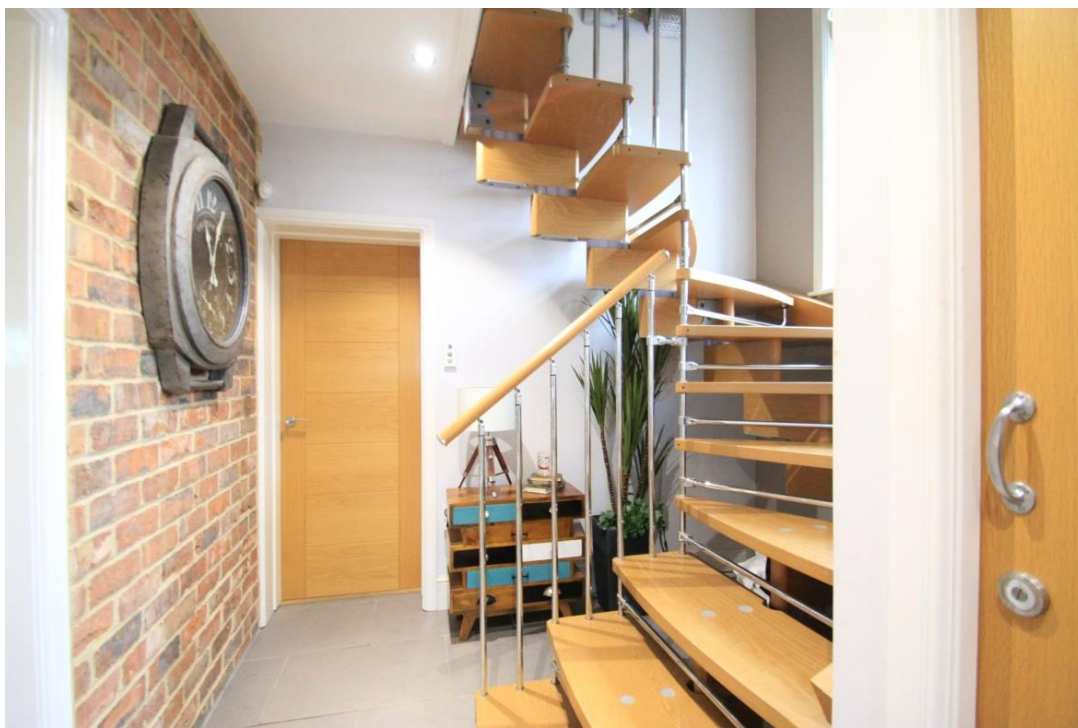
A matching oak door leads to the hallway continuing the flow of this special family home.

W/C: The property is served by a guest W/C, accessed via a sliding pocket oak door and featuring a low level W/C with a concealed cistern and an ultramodern angular hand basin. This space features striking grey tiles and is flooded with natural light from the large hardwood window to the side elevation.

Staircase: The striking bespoke staircase curves up and around to the first floor providing another modern feature in contrast to the exposed brick on the adjacent wall.

Constructed of steel and wood, this modern touch adds something a little bit special into this space.

The upstairs boasts five beautiful bedrooms, all with underfloor heating, hardwood windows and quality carpets throughout. The first floor has same impressive finishes which are prominent throughout the property and characterises the attention to detail that has been lavished upon this wonderful family home.





Master Suite:

Bedroom one boasts a double aspect view to the rear of the property. A very large room with a cosy and homely feel. Neutrally decorated and finished in calming tones this is your little slice of luxury.

Ensuite:

Ensuite comprising; double sink, large shower, back to wall toilet, stunning natural stone tiles and hardwood window. Under floor heating provides an ambient temperature in this room.

Bedroom 2:

A large double room with ample storage space and room for a desk. Carpeted and with hardwood window and underfloor heating.

Ensuite:

Ensuite with a large shower, stunning natural stone feature tiles throughout, W/C and sink with backlit mirror.

This bedroom is located to the front aspect.

Bedroom 3: A similar size to the master suite, with a double window to the front aspect of the property, under floor heating, carpeted and finished in the same exacting standards that is prevalent throughout the rest of the property.

Bedroom 4:

Currently used as a dressing room with fitted wardrobes ample for the whole family. A versatile space that could be converted to a double bedroom if wardrobes were removed.

Bedroom 5:

Currently used as office space; however large enough for a double bedroom with the benefit of countryside views out to the rear of the property.





Family Bathroom:

The family bathroom comprises a large modern roll top bath, large quadrant shower with a generous shower head and chrome fittings. Featuring a modern high gloss vanity unit with sink, WC and back lit mirror.

Beautifully finished in white, with exacting standards and the same high quality finish which this property is renowned for.



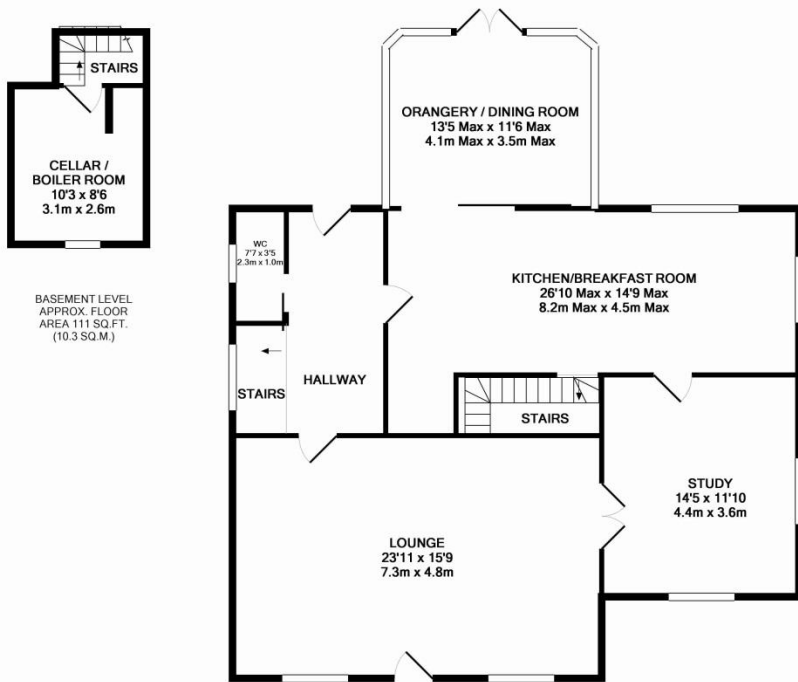
Garages and Exterior:

The external aspect of this property is exquisitely finished with hardwood sash windows, wrought iron rails with red brick walls to the front of the property, complimented by intricate box hedging.

Parking for more than six cars on a brick paved driveway accessed via remote operated, wrought iron electric gates.

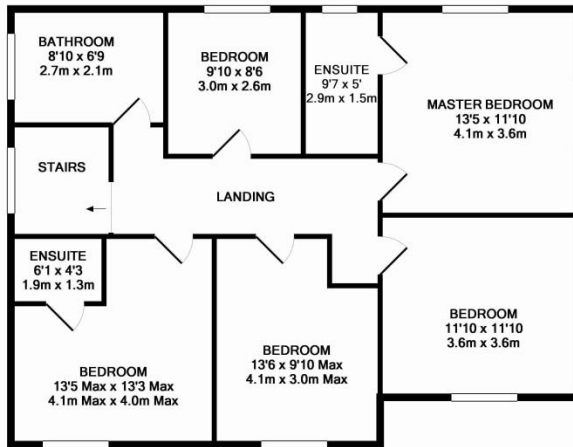
Adjoining this area is a brick and tile double garage with accommodation above and superb up and over wood doors.

The south west facing private garden, has open countryside views. Laid to lawn with beautiful boarders and pagoda where the owners can relax and enjoy the last of the suns rays.



BASEMENT LEVEL APPROX. FLOOR AREA 111 SQ.FT. (10.3 SQ.M.)

GROUND FLOOR APPROX. FLOOR AREA 1206 SQ.FT. (112.1 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2316 SQ.FT. (215.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Energy Performance Certificate

PREVIEW
NOT FOR ISSUE



Ivy House Farm, Bradley, STAFFORD, ST18 9EA

Dwelling type: Detached house
 Date of assessment: 10 February 2016
 Date of certificate: 12 February 2016
 Reference number: 0000-0000-0000-0000-0000
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 211 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

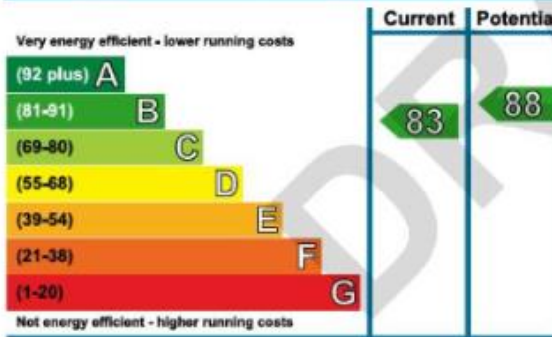
Estimated energy costs of dwelling for 3 years: £ 2,595

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	Not applicable
Heating	£ 1,905 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 408 over 3 years	£ 408 over 3 years	
Totals	£ 2,595	£ 2,595	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813	<input checked="" type="checkbox"/>

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Ivy House Farm, Bradley

- Superb Finishes Throughout
- Fully Renovated
- Extended
- Ground Source Heat Pump
- Solar Panels
- Under Floor Heating
- Courtyard
- Five Bedrooms
- Stunning Lounge
- Fully Fitted Study
- Dining Room
- Dining Kitchen
- Cellar
- Superb Commuter Links
- Detached Double Garage
- Countryside Views
- Excellent Village Pub
- Parking For 6 Plus

AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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