



Lower Farm

Hilderstone

Lower Farm,
Sandon Road
Hilderstone
ST15 8SF



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3.29 ac

A period Staffordshire Farmhouse with adjoining paddock land set in the heart of the pretty village of Hilderstone. The property comprises of a three storey farmhouse with adjoining paddock land extending to 3.29 acres (1.331 Ha) or thereabouts.

Auction Guide Price:

£530,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com

Description:

This property represents a fantastic opportunity to put your own stamp on a traditional Staffordshire farmhouse in the sought after village of Hilderstone. This beautiful detached grade II listed farmhouse has been partially renovated and benefits from adjoining paddock land extending to 3.29 acres (1.331 ha)

Positioned in the heart of the popular village of Hilderstone with its own pub and village hall, the property is within a short distance of the popular market town of Stone. Transport hubs provide trains to London, Birmingham & Manchester. There are well regarded schools both in the private and state schools in the vicinity as well.



Ground Floor

Boot Room

9' 1" x 8' 0" (2.77m x 2.45m)

Entrance hallway from the back door with tiled floor

Snug:

14' 5" x 9' 0" (4.40m x 2.75m)

With original fireplace and window to the front of the property, previously used as a utility room.

Kitchen

16' 6" x 11' 7" (5.03m x 3.53m)

With original Butlers sink.

Utility/Pantry

16' 1" x 6' 9" (4.91m x 2.05m)

Split into 2 rooms, one housing the new heating system in the first room.

Dining Room

14' 10" x 14' 4" (4.51m x 4.37m)

With open fire place and wooden beams to ceiling

Front Hallway

With stairs leading to the first floor, room for coats and a large understairs cupboard

Sitting Room

14' 2" x 13' 9" (4.31m x 4.20m)

With timber beams to the ceiling and a feature brick fireplace





Accommodation

Bathroom

11' 10" x 7' 3" (3.61m x 2.21m)

With a new bathroom suite comprising of a Bath, Shower, W.C. and basin

Bedroom 1

14' 11" x 14' 6" (4.54m x 4.42m)

Large front facing double bedroom with timber beams to ceiling.

Bedroom 2

14' 4" x 14' 0" (4.36m x 4.26m)

Large double bedroom with timber beams to ceiling.

Bedroom 3

14' 6" x 9' 1" (4.43m x 2.77m)

With steps leading from the landing area to a double bedroom with front window aspects

Bedroom 4

12' 4" x 11' 10" (3.77m x 3.60m)

Good sized double bedroom with built in cupboard



Attic Room One

20' 9" x 14' 5" (6.33m x 4.39m)

Double room with large timber roof beam

Attic Room Two

14' 10" x 14' 5" (4.52m x 4.40m)

Double Room with wooden floor



Attic Room Three

14' 6" x 8' 2" (4.41m x 2.49m)

Large double room with wooden floor

Externally

The farmhouse is approached via a private driveway leading from Sandon Road which curves around the rear of the property and also provides shared access to the neighbouring barn conversions.

There is an ample parking area immediately to the rear of the farmhouse by the backdoor. A small lawned area adjoins the parking area which houses the septic tank for the farmhouse. There is an additional lawned area behind a garage building. To the front of the property, a small gravel patio garden can be found with partial stone walling.

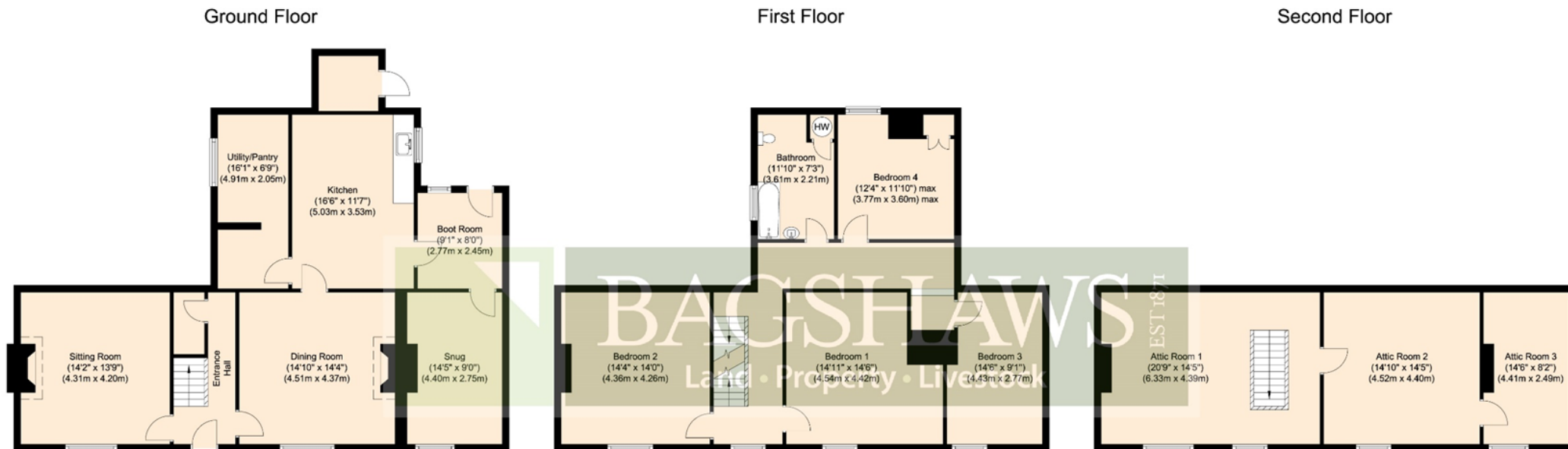
The Land

The land is split into two separate field parcels, a good sized paddock 0.88 acres (0.358 ha) adjacent to the farmhouse with a larger second paddock 2.41 acres (0.98 ha) at the rear of the farmhouse. Access to both paddocks is via the access track to the farmhouse.

Both fields have good stock proof timber post and rail fencing or mature hedgerows to the boundaries. The smaller paddock is level and is situated within the Hilderstone Conservation Area.

The larger paddock to the rear of the farmhouse is gentle undulating and benefits from its own cattle corral. Making this ideal for either horses or a small hobby farm.





Lower Farm, Hilderstone, Stone, ST15 8SF

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.

Assessments First

General Information

Services:

Mains water, mains gas and mains electricity are connected to the Farmhouse. The property is heated by a gas combi boiler which has recently been installed with a guarantee. The drainage is understood to be via a private septic tank system located in the rear garden of the farmhouse. Purchasers will have to satisfy themselves as to the working order of the septic tank. We understand mains drainage is available in this part of the village. Again, purchasers will need to make their own enquires.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

There is a right of way over the access track for the benefit of the owners of the barn conversion properties within the courtyard area of Lower Farm. It is understood there is a maintenance agreement in place for the owners of the barns and the farmhouse contribute to the upkeep of the courtyard and driveway. Further details are available on request. The Front Paddock is crossed by an Electricity line which has a Wayleave in place.

Local Authority

Stafford Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ

Solicitors

Wooliscroft Solicitors, 51 High Street, Stone, ST15 8AF Ref: TBC

Method of Sale:

The Property is offered by Public Auction at 3:00pm on Monday 17th November 2025 at the Agricultural Business Centre Bakewell, DE45 1AH

Viewing:

Strictly by Appointment only. Please contact our Ashbourne office to book a viewing on 01335 342201 .

EPC Rating—G

Council Tax Band— G

Parking:

Parking is currently on the Driveway.

Directions:

From Uttoxeter, take the B5027 (Bramshall/Uttoxeter Road) out of Uttoxeter, heading west towards Stone. Continue along the B5027 for approximately 8.5 miles, travelling through the villages of Bramshall, Field, Coton Hill and Milwich. After passing through Milwich, at the large crossroads, turn right on to the B5066 Sandon Road towards Hilderstone. In the centre of the village you will find Lower Farm located on the right hand side as denoted by our "For Sale" board.

WhatThreeWords: appoints.scarecrow.parts

Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Deposits and Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless otherwise stated at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. of VAT) for all lots sold up to a value of £99,999. For any lots sold at or over £100,000 the buyer's fee will be £750 plus VAT (£900 inc. of VAT), payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. of VAT) payable on the fall of the hammer. Please contact the auctioneers for further details.

Conditions Of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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