



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.

### Guide Price:

£530,000



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#### 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. To the front of the property, a small gravel patio garden can be found with partial stone walling.

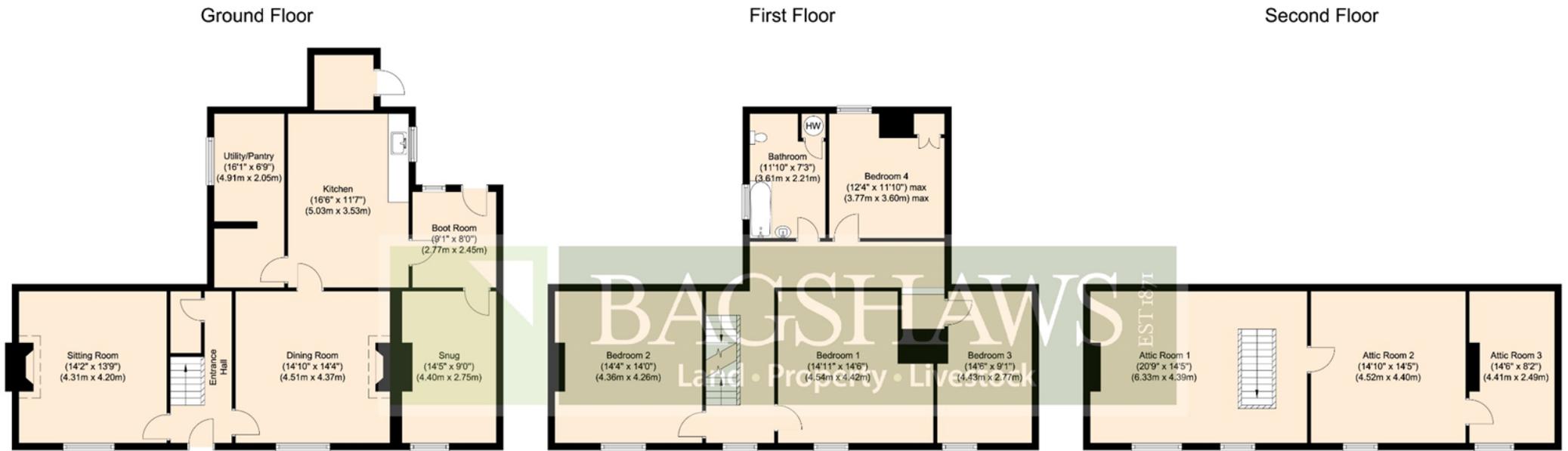
## The Land

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 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 Private Treaty

## 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

## 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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