



Booth Hall Farm

Clamgoose Lane, Kingsley ST10 2EG



LARCH
PROPERTY

Booth Hall Farm,
Clamgoose Lane,
Kingsley ST10 2EG

**A modernised and attractive
6–bed family farmhouse with
equestrian facilities and 13 acres**



Accommodation In Brief

- A well-presented 6-bed farmhouse with 1-bed annexed barn conversion.
- GF: porch, 3 reception rooms, kitchen, breakfast room, utility and boot-room, downstairs bathroom and large below ground cellar.
- FF: 5 double bedrooms with family bathroom
- SF: Large principal bedroom with large dressing room and bathroom.
- Converted attached barn with kitchen/living, double bedroom, office and shower room.
- Large office with kitchenette and WC.
- Extensive outbuildings with equestrian facilities, 4 x stables, solarium, tack and feed rooms and large outdoor workshop
- Approx. 13.73 acres of fully fenced paddocks

Asking Price: £1,200,000

Distances in approx. miles
Stoke on Trent 10m | Cheadle 3m | Stone 12m
Stafford 15m | Ashborne 16m | Uttoxeter 12m
Birmingham 50m

Situation

Booth Hall Farm stands in a rural and elevated position just to the north of Cheadle, within easy reach of regional centres and major lines of communication. It is a short drive into the towns of Stoke on Trent, Stone, Uttoxeter and Stafford, all of which offer a comprehensive range of business, shopping and leisure amenities. Trains from Stafford take approximately 1 hour 25 minutes to London Euston and trains from Stoke on Trent take 45 minutes to Manchester. Cheadle offers local everyday shopping such as chemist, doctor, post office, butcher, library and supermarket.

There is a good selection of state and private schools locally in Cheadle, Stoke, and Werrington. Places of interest close by include Rudyard Lake, Trentham Gardens, Alton Towers and the Hanchurch Hills. The Peak District is easily reached with the charming town of Ashbourne only 17 miles to the north east.

Description

Booth Hall Farm dates to the 18th Century and is built of stone and brick under a tiled roof. It has been extended over the years and modernised by the current owners into a contemporary family residence with over 5,000sqft of living accommodation.

The accommodation in the house is well laid out for modern family living. There is a formal living room adjacent to the dining room and a large snug completing the reception rooms. The kitchen and breakfast room is the epitome of period charm met with modern living, with character exposed brick and beams, modern units with Range cooker and AGA. Adjacent to the kitchen/breakfast room is a large utility and boot-room and a downstairs bathroom completes the ground floor.



The first floor can be accessed via two staircases and provides five double bedrooms along with a contemporary and stylish family bathroom. The second floor contains the principal suite, with large double bedroom, fully fitted dressing room and fantastic bathroom including a standalone bath and walk-in shower.

Finally, adjacent to the principal property is a converted barn with living accommodating including an open plan living and kitchen, double bedroom and single bedroom or office with a shower room. Included within this building is a separate office suite with kitchenette and WC.

Gardens and Grounds

The gardens and grounds are well laid out to combine amenity with functionality, all benefitting from the far-reaching views. The main garden is to the rear of the house with feature gazebo and seating area, perfect for entertaining. There are patio and stoned areas surrounding the property which allow you to fully enjoy the sun at all times of day.

The current owners have fenced off areas for a chicken run, goat and pig paddocks.



Equestrian Facilities and Land

The principal building is a steel portal framed building with concrete brickwork and cladding under a corrugated roof. This building has passage running the full length of the building with 4 large stables to one side and a secure tack room. There is an added lean-to with a solarium and store space for vehicles.

There is also a large steel portal framed building currently used as a workshop and storage.

These buildings could be configured to increase stabling or further facilities.

The total grounds and land equate to approximately 13.73 acres with multiple secure paddocks, all of which have water available.





Property Information

Services

Mains water and electricity
Private drainage system
LPG for cooking
Oil fired central heating and hot water
Broadband
The Coach House has a separate boiler

EPC: E

Local authority: Staffordshire Moorlands District Council

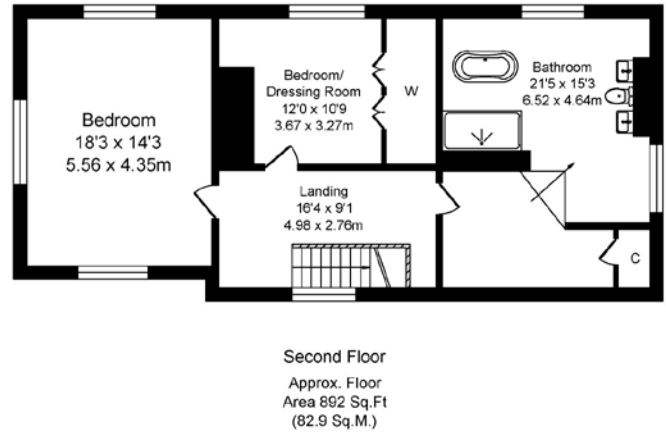
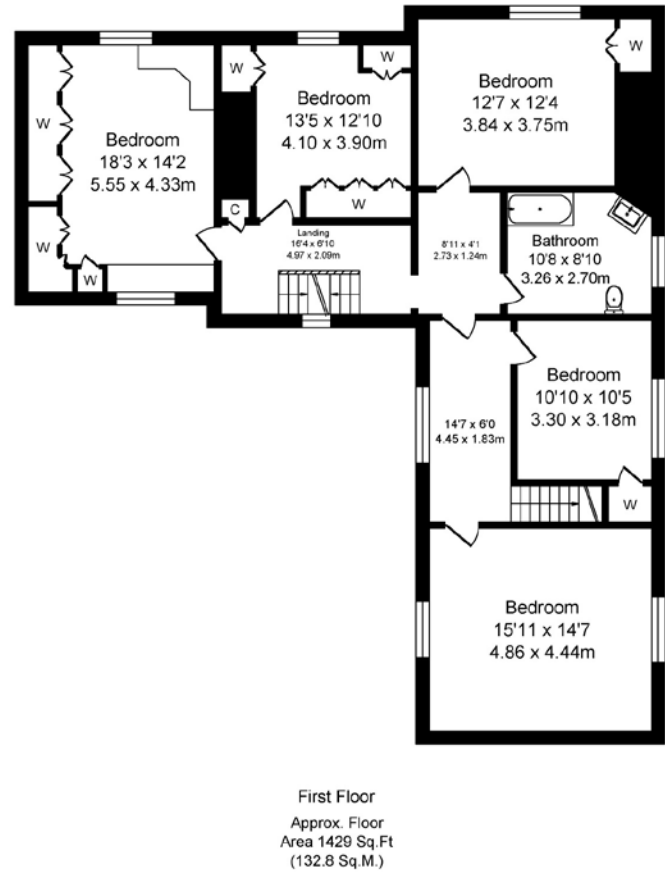
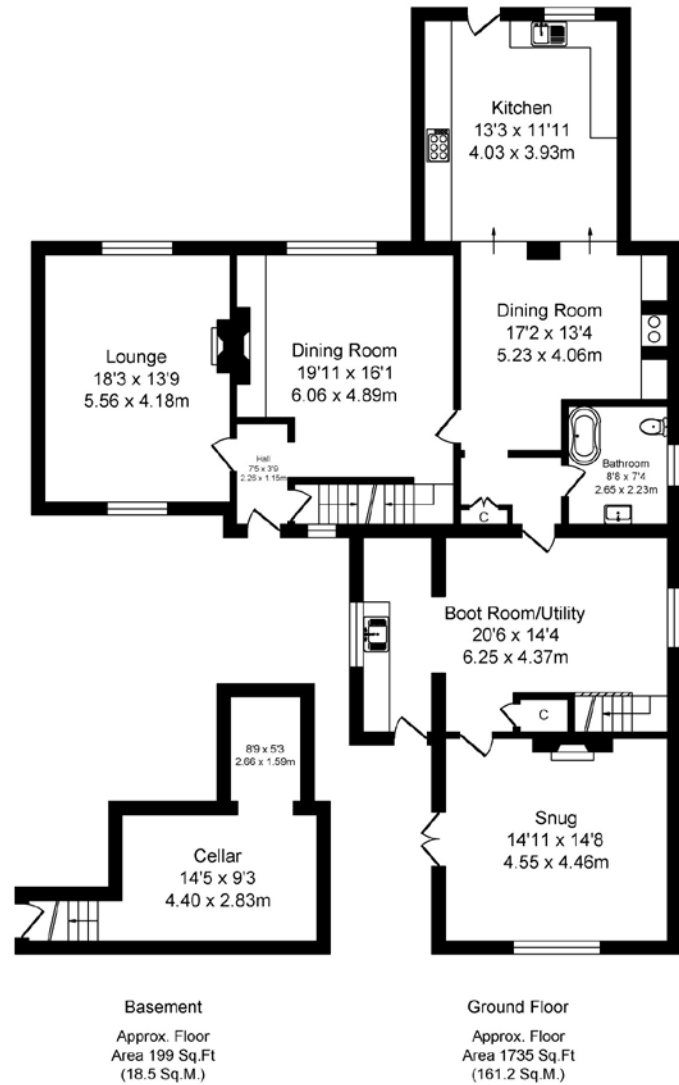
Council tax Band: G

Viewing: Strictly by prior appointment with the agents Larch Property on 01743 709249.



Floorplan

Total Approx: Floor Area 9543 Sq ft (886.6 Sq.M)



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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