



## BRICK KILN HOUSE, SHUT LANE HEAD

Butterton, Staffordshire, ST5 4DS







# A HIGH SPEC HOME WITH A VERY DESIRABLE ADDRESS

Set in an extensive plot of approx. 3.04 acres, Brick Kiln House is a substantial, fully refurbished country home set on a premier road in Butterton.



5



5



7

EPC

E

Local Authority: Newcastle-under-Lyme Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.

Guide Price: £2,500,000



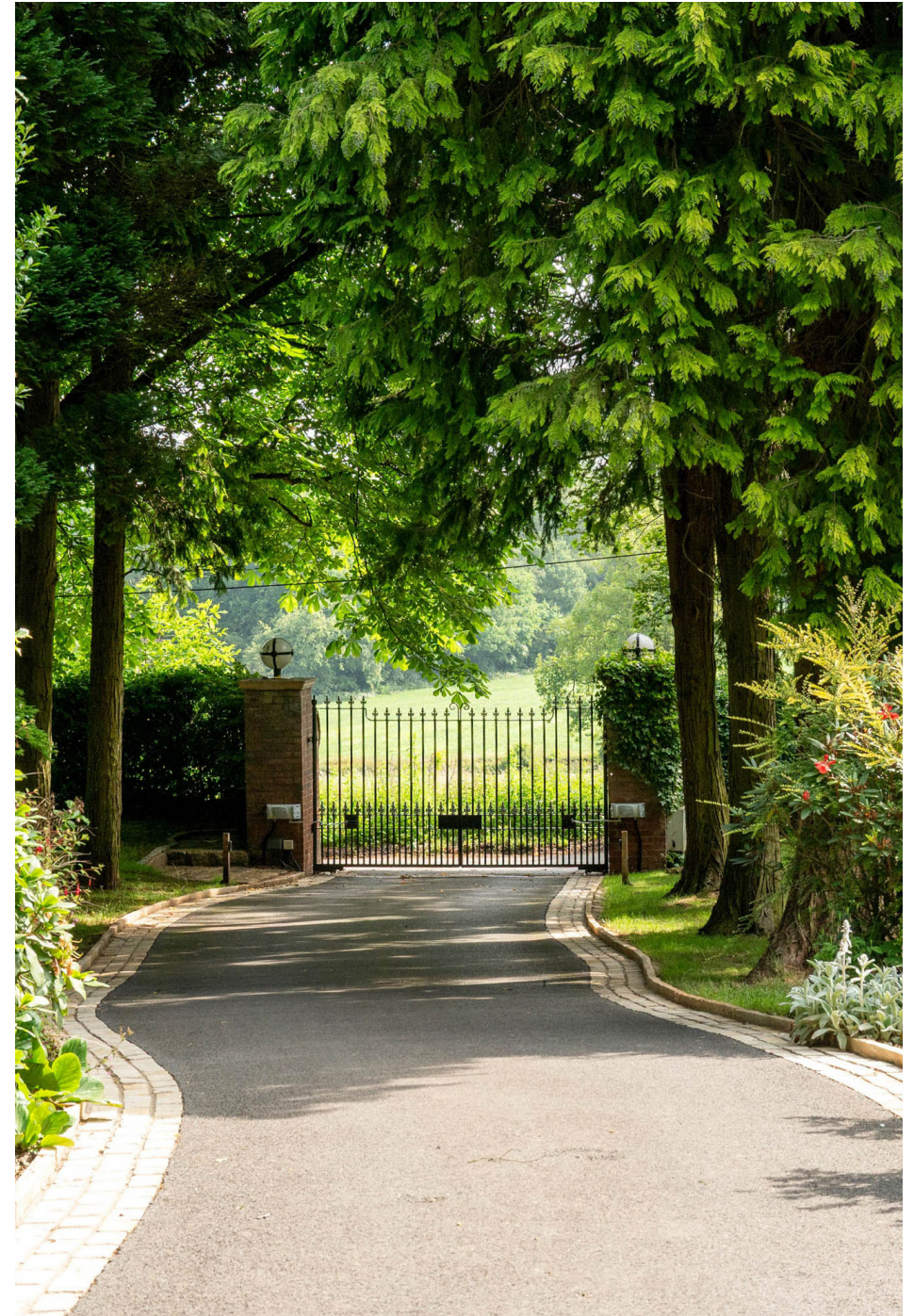


## BRICK KILN HOUSE, SHUT LANE HEAD

Located on one of Staffordshire's premier roads, Brick Kiln House is a substantial country residence extending to just under 6,000 sq. ft, together with triple garage block, gym, golf simulator and approx. 3.04 acres of grounds.

Over their five-year tenure the current owners have extensively refurbished and remodelled the house with a full back to brick refurbishment which has included a rewire, replumb, new windows, new kitchen, bathrooms, landscaping, substantial principal suite with balcony and reconfigured entertainment suite.

This comprehensive refurbishment has left no area untouched so that Brick Kiln House now offers a turn key opportunity.

















Entered via an oak framed open porch, a wide entrance door opens to the entrance hall which offers access to the living and entertainment wings of the house. Occupying a vast area off the right of the entrance hall is the entertainment wing which has been completely remodelled by the current owners and now includes a 27-foot dining room with a range of fitted cabinetry which leads on to a bright orangery and then on to the bar area.

The dining space provides an extensive area for formal entertaining and seating, while the triple aspect orangery with glass lantern offers more informal seating with doors to the rear terrace, as well as being open plan to the bar which includes open storage and space for appliances.

Both the dining room and bar open to a central lobby with staircase to first floor as well as a door to the drawing room. This bright dual aspect space includes plenty of space for seating, double doors to the terrace and fireplace with Chesney stove inset. This end of the house is completed by the guest WC and two separate studies which both offer excellent garden views and are ideal for home working.











The living wing occupies the opposite end of the ground floor and includes a delightful sitting room / TV room which enjoys delightful dual aspect garden views.

The kitchen is a standout space which runs from the front to the back of the house and includes a hand built Daniel Wayman designed and manufactured kitchen. There is a range of beautifully appointed solid painted wall, floor and island cabinetry all set beneath a solid marble work surface. There is an AGA and Quooker boiling tap as well as range of integrated Gaggenau appliances such as dishwasher, coffee machine, pair of steam ovens, fridge, freezer, and drinks fridge.

A boot room, downstairs shower room and utility continue on from the kitchen whilst the dedicated gym includes double doors to the garden.









## UPSTAIRS

An elegant staircase rises from the central lobby to the first-floor landing. The first floor has been reconfigured to provide spacious and well-proportioned bedroom accommodation. The principal suite is of epic proportions and spans one side of the first floor. There is a sitting area with large south facing balcony off, a vast dual aspect bedroom leads to a dressing room with open fronted wardrobes and racks to both sides whilst the en suite bathroom with separate shower and dual sinks completes the suite. There are a further three double bedrooms at first floor level, with the guest suite having a dressing area and en suite bathroom with shower, as well as a spacious family bathroom. The second floor offers a further suite which includes a dressing area and en suite shower room.











## GARDENS, GROUNDS AND OUTBUILDINGS

Entered via electric gates and a recently tarmacked driveway, the gardens and ground at Brick Kiln House have been fully relandscaped to provide an idyllic setting. The driveway opens to a parking area for numerous vehicles, which in turn leads on to the triple garage block which includes a games room above. Pathways lead around both sides of the house to various seating areas including a walled garden and expansive re-laid south facing terrace which offers an abundance of space for seating and outdoor entertaining, and includes a double louvered pergola. Various pathways meander through the grounds and lead to a greenhouse, gardeners' kitchen and outbuilding which is currently used as a golf simulator. There is a putting green, lake with waterfall, bridge and breeze house nestled on one side. Various lawned area are interspersed by specimen trees and herbaceous shrubs. All in all, the plot totals approx. 3.04 acres.









## LOCATION

Located on the edge of Butterton, Shut Lane Head is one of Staffordshire's most desirable addresses. Brick Kiln House is set in an elevated position with far reaching views and is just over a mile from Whitmore, which includes the delightful Whitmore Tea Rooms and the locally renowned Mainwaring Arms pub. The Blockhouse at the Sheet Anchor and the Swan with Two Necks are also both within close proximity. A little further afield is the regional centre of Newcastle-under-Lyme which offers a wider range of leisure facilities, eateries, and bars as well as national retailers. Trentham Gardens is just under 4 miles away and offers excellent walks as well as a more boutique shopping experience. Brick Kiln House is well located for efficient access to the regional road network. Stoke station is accessible via the A500 and offers services to London Euston in just over an hour and a half. There is an array of schooling within the area including Yarlet School, Newcastle-under-Lyme School, Denstone College and St Dominic's.











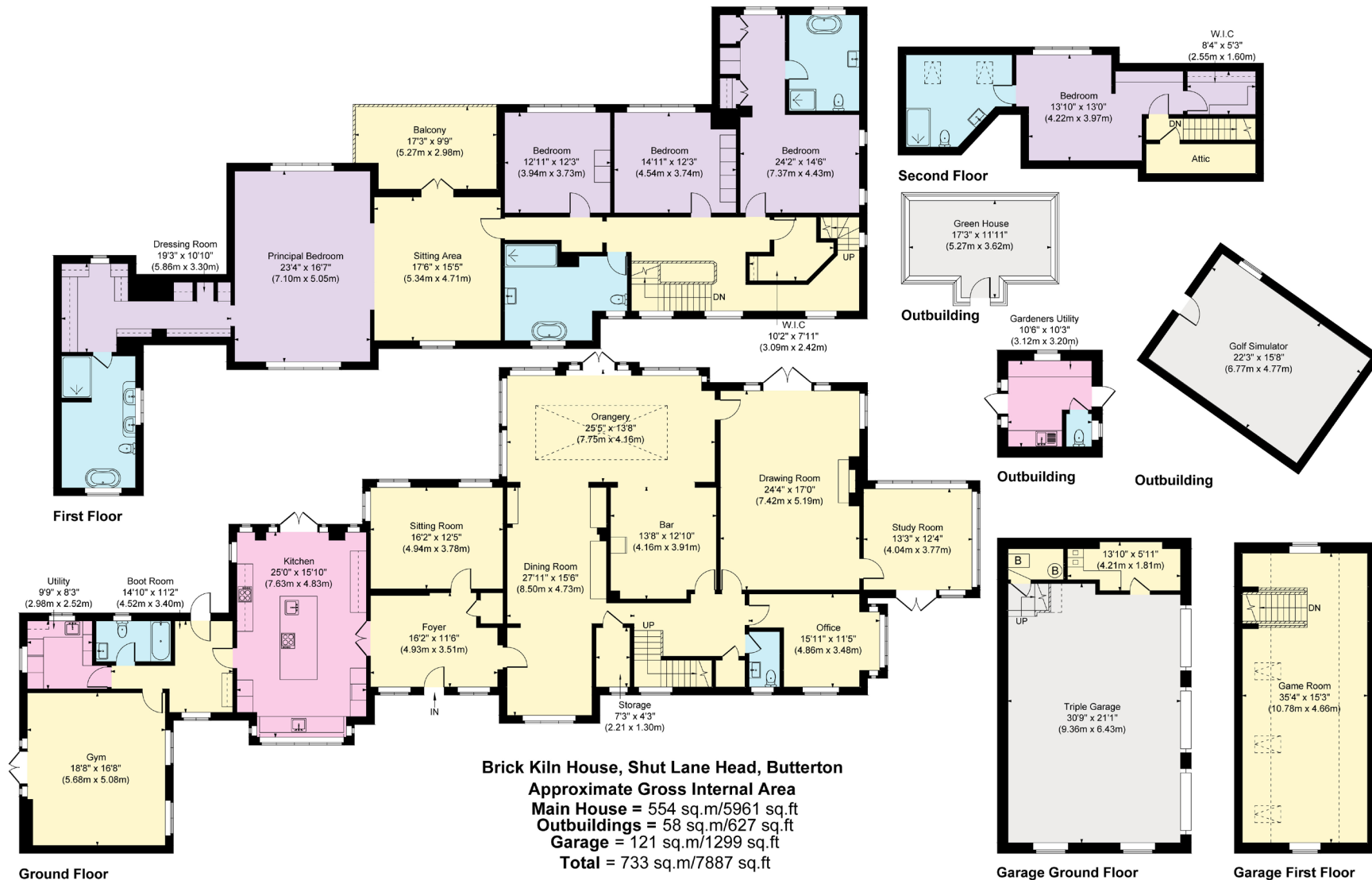


Illustration for identification purposes only, measurements are approximate, not to scale.  
 JonHolmesPhotography © 2025



We would be delighted  
to tell you more.

**Mitchell Glassey**

01785 331961

[mitchell.glassey@knightfrank.com](mailto:mitchell.glassey@knightfrank.com)

**Knight Frank Stafford**

Beacon Business Village, Stafford

ST18 0BF

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.