



Blacklake Farm, Hilderstone Road, Staffordshire

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## Blacklake Farm, Hilderstone Road, Staffordshire **ST3 7NS**

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A recently constructed neo-Victorian residence set within a 0.85 acre landscaped plot.



**Guide price:** £1,250,000

**Tenure:** Freehold

**Local authority:** Stafford Borough Council

**Council tax band:** F





## Location

Set within an excellent semi rural location yet close to Meir Heath which offers a range of village amenities including a convenience store, two pubs and a restaurant. The larger centre of Stone offers a range of local shops and restaurants, with a regular Farmers Market, and various events taking place such as The Stone Festival in June and Stone Food and Drinks Festival in October.

The Trentham Garden Estate is approximately 5.4 miles away and offers delightful walks, boat trips, and plenty of shops and restaurants to choose from, along with an extensive diary of events, whilst Trentham Golf Club which is an Open Championship Qualifying course and one of the finest in Staffordshire is also close by.

The property is very well placed for access to the regional road network. The A34 provides a swift connection to the M6 with junction 15 being just 7 miles distant for northbound journeys to Cheshire and Manchester and junction 14 is also 7 miles away for southbound journeys to Birmingham and the West Midlands. A few miles to the north is the A50 offering the easy link to the M42 and M1.

Train services run to London Euston from Stafford with journey times from 1 hour 21 minutes whilst trains to Manchester Piccadilly take just 56 minutes and less than 40 minutes to Birmingham New Street.

There is an excellent range of schooling within the immediate area and a selection of these include Oulton First School, St Dominic's Priory School, Alleyne's Academy, Christ Church Academy, Yarlet School, and Stafford Grammar School.

## Blacklake Farm

Completed in 2021, Blacklake Farm has been constructed in a neo-Victorian style to the highest of standards and includes features such as Imperial bricks, Staffordshire blue roof tiles and sandstone lintels.



Reception hall



Snug



Sitting room

Entered via a useful enclosed storm porch, the entrance hall provides a warm welcome with doors radiating to the principal reception rooms and a feature oak staircase rises to first and second floor. There is a useful and well appointed guest cloakroom/WC.

The triple aspect sitting room is split into a living and dining area. A Hollington sandstone fireplace with wood burning stove offers a superb focal point, whilst bi-fold doors open to the rear sun terrace.

To the opposite side of the hallway the snug also benefits a feature wood burning stove, and could be used as a formal dining room if required.

Across the back of the house is a contemporary kitchen breakfast room with a range of integrated appliances including oven with hob, American fridge freezer, dishwasher and wine cooler. There is a separate, well fitted utility room providing internal access to the garage.



Sitting room



Sitting/dining room



Superb kitchen/family room



Light, bright and flowing ground floor accommodation.

## Upstairs

Off the first-floor landing is the principal bedroom suite with Juliet balcony and vast en suite bathroom with a superb feature bath and separate shower.

There are a further two en suite bedrooms on the first floor, whilst the solid oak staircase continues to the second floor landing.

To the second floor there is a spacious landing and two further double bedrooms both of which benefit from en suite shower rooms.







Beautifully appointed bedroom accommodation.

## Garden and Grounds

Set back from the road behind a set of electric gates, a part cobbled driveway leads up to a turning circle with a feature fountain set in the middle.

The double garage is accessed off the driveway and benefits from three phase power and lighting as well as up and over door.

The gardens have been well landscaped, with a large lawned area to the front of the property whilst to the rear is a large terrace leading on to a lawn and down to the pond. The gardens benefit from excellent views over the surrounding countryside.





**Blacklake Farm**  
**Approximate Gross Internal Area**  
**Main House = 303 sq.m/3266 sq.ft**  
**Garage = 23 sq.m/253 sq.ft**  
**Outbuilding = 10 sq.m/103 sq.ft**  
**Total = 336 sq.m/3622 sq.ft**



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