



Oulton House, Oulton, Stone, Staffordshire



A delightful Georgian country residence with outstanding views, set in 8.45 acres close to the canal town of Stone.

Summary of accommodation

Ground Floor Covered porch | Entrance hall | Drawing room | Study | Dining room
Conservatory | Kitchen breakfast | Rear hall / utility | Guest WC | Boot room

First Floor Principal bedroom with en suite bath/shower room | Guest bedroom
Five further bedrooms | Two bathrooms | Study

Gardens, grounds and outbuildings Sweeping tarmacked driveway | Carport | Coach house

In all approximately 8.45 acres.

Distances

Stone 1.1 miles, Barlaston 3.9 miles, Stafford town and station 9 miles, East Midlands Airport 43.3 miles, Manchester Airport 45.2 miles (Distances and times approximate).

Location

Set in an elevated position surrounded by its own grounds, Oulton House is set on the periphery of the small yet sought after village of Oulton. Oulton itself benefits from a village hall with an active calendar of events including weekly yoga, folk dancing and scouts. The bustling canal town of Stone is just over a mile away and offers an excellent range of local shops, restaurants, and other everyday amenities as well as a handful of national retailers.



6



3



3



8.45 acres



There is a regular farmers market and various events take place throughout the year such as The Stone Festival in June and Stone Food & Drinks Festival in October.

Whilst located amidst quiet rural surroundings, Oulton House is 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. Stafford Station is just 9 miles away and offers an excellent intercity service to London Euston in just 1 hour and 20 minutes whilst Birmingham New Street and Manchester Piccadilly are accessible in under an hour.

Oulton House

Set down a long, winding driveway through its own land, Oulton House is set in an elevated position with outstanding panoramic views across Staffordshire and towards the Wrekin. The house itself is a fine example of Georgian architecture with sash windows, high ceilings, original portico, deep skirting boards, ornate coving, and original doors. Whilst now in need of modernisation, Oulton House offers a rare opportunity to acquire a beautiful home with endless potential in an idyllic rural setting.



Entered via the portico, an oversized entrance door opens the entrance hall which is of excellent proportions and offers access to all principal living accommodation. Off one side of the entrance hall is the spacious formal drawing room which offers delightful dual aspect views of the gardens. The drawing room retains its original double ended layout, with folding doors splitting the room into two spaces with a fireplace at either end. Opposite the drawing room is the study which offers an excellent secluded space with pleasant views across the driveway and fields beyond. The crescent shaped conservatory is accessed from the study as well as externally and includes a guest WC. To the rear of the entrance hall is the grand dual aspect dining room which retains several mesmerising original features including ornate ceiling rose and coving, several arched recesses, and original exposed floorboards. The rear hallway leads off from both the dining room and entrance hall to provide access to the guest WC before leading to the kitchen breakfast room. The kitchen breakfast room is fitted with a range of wall and floor cabinetry and has doors leading to a terrace, whilst the rear hallway and utility room are also accessible from the kitchen. There is a laundry room adjacent to the kitchen, and the stairs to the cellars can be found in this part of the house.

The original staircase rises from the entrance hall to a delightful landing, which offers access to all bedroom accommodation. The first floor is divided into two sections; the first of which is within the main part of the house and offers three bedrooms with a spacious family bathroom servicing this part of the first floor. Two of the bedrooms have doors leading to a central dressing room, which could be converted to a further bathroom facility if desired (subject to the necessary consents). The principal suite is located to the rear of the landing and offers glorious dual aspect views across the gardens and adjoining land, as well as en suite facilities. Off the second section of the landing area is a further two bedrooms, serviced by a separate WC and bathroom. There is also a handy study at this end of the house, which is split into two areas.

Garden, grounds, and outbuildings

Entered via a set of gate posts, the driveway dramatically sweeps through the meadowed fields and up the hill before opening to a large driveway in front of the house. The driveway offers access to the double carport and to the rear courtyard which adjoins the coach house. The original brick-built coach house is split into three sections at ground floor level, whilst a set of stairs rise to first floor level which offers additional floorspace. The coach house could easily be converted into further living accommodation or a large home office as required (subject to the necessary consents). Adjacent to the coach house is the boiler room, as well as a gardeners WC. To the front of the coach house is the large crescent shaped conservatory / green house, whilst the driveway continues into a path which leads to the side of the coach house and to the pretty kitchen garden.

The remainder of the gardens surrounding the house are laid to lawn, interspersed by mature specimen trees and herbaceous beds. The lower section of the formal gardens offers a large area of flat lawn, ideal for a variety of uses. The paddock land can be found to the west and south of the house and is divided into three fenced paddocks. The paddock land is meadowed in several areas with the driveway to the house meandering through.

In all the plot totals approx. 8.45 acres.









Property information

Tenure Freehold.

Services Mains electricity, gas and water. Private drainage and gas fired heating.

Local authority Stafford Borough Council

Council Tax Band H

Viewings All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

Directions (Postcode ST15 8UR)

From Stone town centre, proceed north along the A520 Longton Road before turning left at the traffic lights before The Bridge Inn, turn slightly right to continue along Oulton Road, passing Alleynes Academy on the right. Proceed straight over the mini roundabout where after approx.. 0.4 miles you will enter the village of Oulton. Take the first left once within the village, and after approximately 200 yards the entrance to Oulton House can be found on the right-hand side.

What3words

cape.storms.sketch



Approximate Gross Internal Floor Area

Main House: 8,040 sq ft / 747 sq m

Garage: 330 sq ft / 31 sq m

Total Area (excl. courtyard): 8,370 sq ft / 778 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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