



Moat Farm, Gayton, Stafford, Staffordshire



Moat Farm, Church Lane, Gayton, Stafford **ST18 0HL**

On the Instruction of Harrowby Estates, a vast 18th century farmhouse located in a glorious setting in Gayton, set within approx. 8.21 acres.

Summary of accommodation

Ground Floor

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen
Utility room | Guest W.C. | Cellars

First Floor

Principal bedroom | Five further bedrooms | Study | Family bathroom

Annexe

Kitchen | Sitting room | Two bedrooms | Bathroom

Garden and Grounds

Driveway | Detached brick and tile barn | Gardens | Paddocks.

In all approximately 8.21 acres

Tenure

Freehold.

Services

Mains electricity and water supply. Private drainage system.

Local Authority and tax band

Stafford Borough Council. Band G.

Energy Performance Certificate

Rating TBC.



Stafford
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Situation

Moat Farm is located at the heart of the village of Gayton, just under 8 miles from the county town of Stafford. The larger village of Weston lies just 1.5 miles away and offers a wider range of village amenities including public houses, schools, hotel, village shop and church. The well renowned Weston Hall is located on the edge of the village and offers fine dining as well as luxury accommodation. Sandon is located a little further afield and benefits from a village store, active cricket club and The Dog & Doublet Inn. The village hall at Gayton offers regular events throughout the year including quiz nights, nature day events, easter egg hunts and more whilst St Peter's Parish Church offers regular services.

Moat Farm is well placed for accessing the regional road network with the M6 at J14 providing efficient access to the M6 Toll, M42, M1 and A50. Birmingham Airport is approximately 37 miles and East Midlands Airport is approximately 38 miles. Stafford station is positioned on the West Coast mainline and offers intercity services to London Euston in just one hour and twenty minutes. The station also provides access to Birmingham in around half an hour and to Manchester in an hour.

There is an excellent range of schooling within the area including Yarlet School, Stafford Grammar School, Denstone College, St Dominic's Stone and Abbotsholme. There are also primary schools located in the nearby villages of Weston and Milwich.

Moat Farm

Set in a glorious position within Gayton village with outstanding views, Moat Farm is a rare opportunity to acquire a substantial unmodernised 18th century farmhouse set in over 8 acres of land. Whilst now in need of significant works, Moat Farm represents an excellent opportunity to create a substantial country house in a very popular village setting.

Entered via either a front or rear door, the entrance hall offers access to all principal ground floor accommodation. The rear facing dual aspect sitting room provides panoramic views of the adjoining paddocks, whilst the vast drawing room also offers a



dual aspect and plenty of space to entertain guests. The dining room is off the opposite side of the entrance hall, and provides direct access to the kitchen. Now in need of complete renewal, the kitchen could offer a spacious hub for this period home and includes a utility room, guest WC and back stairs to the first floor as well as a door to both the front and rear. The main staircase rises from the entrance hall to the bright first floor landing. The landing is split into two sections and offers access to all five bedrooms on this side of the house. There is also a study and family bathroom. A staircase rises again to a second floor level which sits above the front part of the house and could be used as a further bedroom or living accommodation as required.

Directly adjoining the house itself is a two bedroom annex. The annex offers well-proportioned accommodation including kitchen, sitting room, two bedrooms and a bathroom. The cottage could be incorporated into the main house, offer extended family accommodation or could even be refurbished to offer Airbnb style income (subject to the necessary consents).



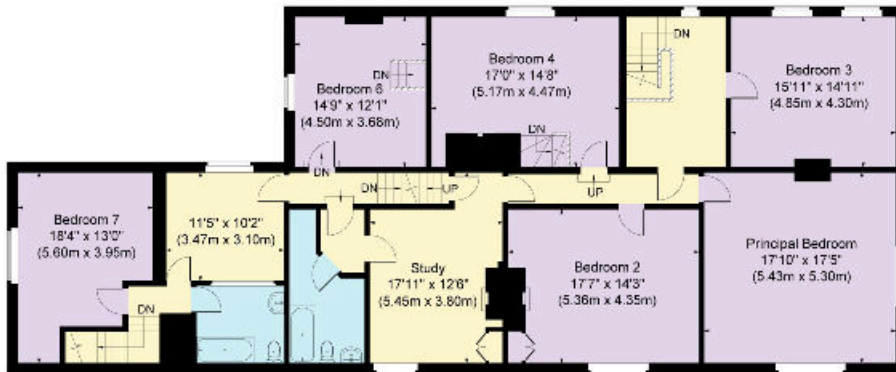
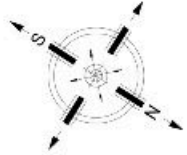


Moat Farm

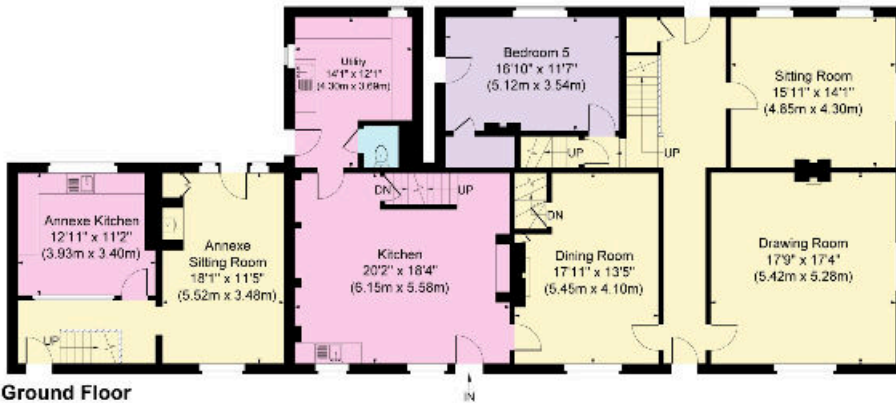
Approximate Gross Internal Floor Area

Main House 548 sq m / 5901 sq ft

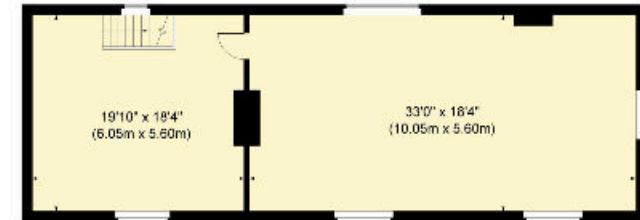
Outbuilding 140 sq m / 1510 sq ft



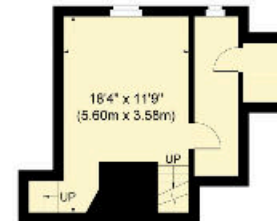
First Floor



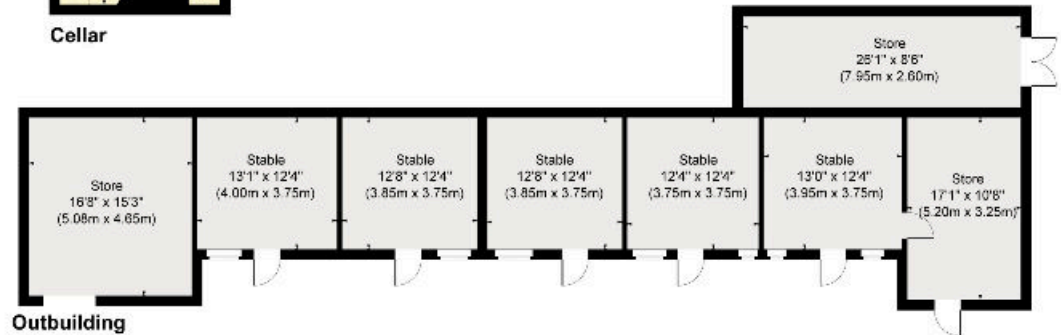
Ground Floor



Loft



Cellar



Outbuilding



Gardens, grounds and outbuildings

Set down a driveway leading off a no through road, Moat Farm offers excellent potential to create a substantial frontage. A large grassed area at the front of the house offers access to the 1,510sq ft brick and tile barn. The barn has been recently reroofed and offers enormous potential whilst currently set out as stabling.

To the rear of the main house is a substantial moat and associated fish pond, which both form part of a scheduled monument. There is access to the rear of the barn to the remainder of the land, which is split into three fields and ideal for grazing. There are outstanding views across fields and towards the Sandon Estate from the rear of the property.

All in all the plot totals approx. 8.21 acres.

Agents Notes

1. The scheduled monument (list entry 1007617) specifically excludes the farmhouse and associated agricultural buildings.
2. The sellers are unable to provide any information as to the compliance of the septic tank with the Environment Agency's binding rules.
3. There is some structural movement to the second floor of the property.

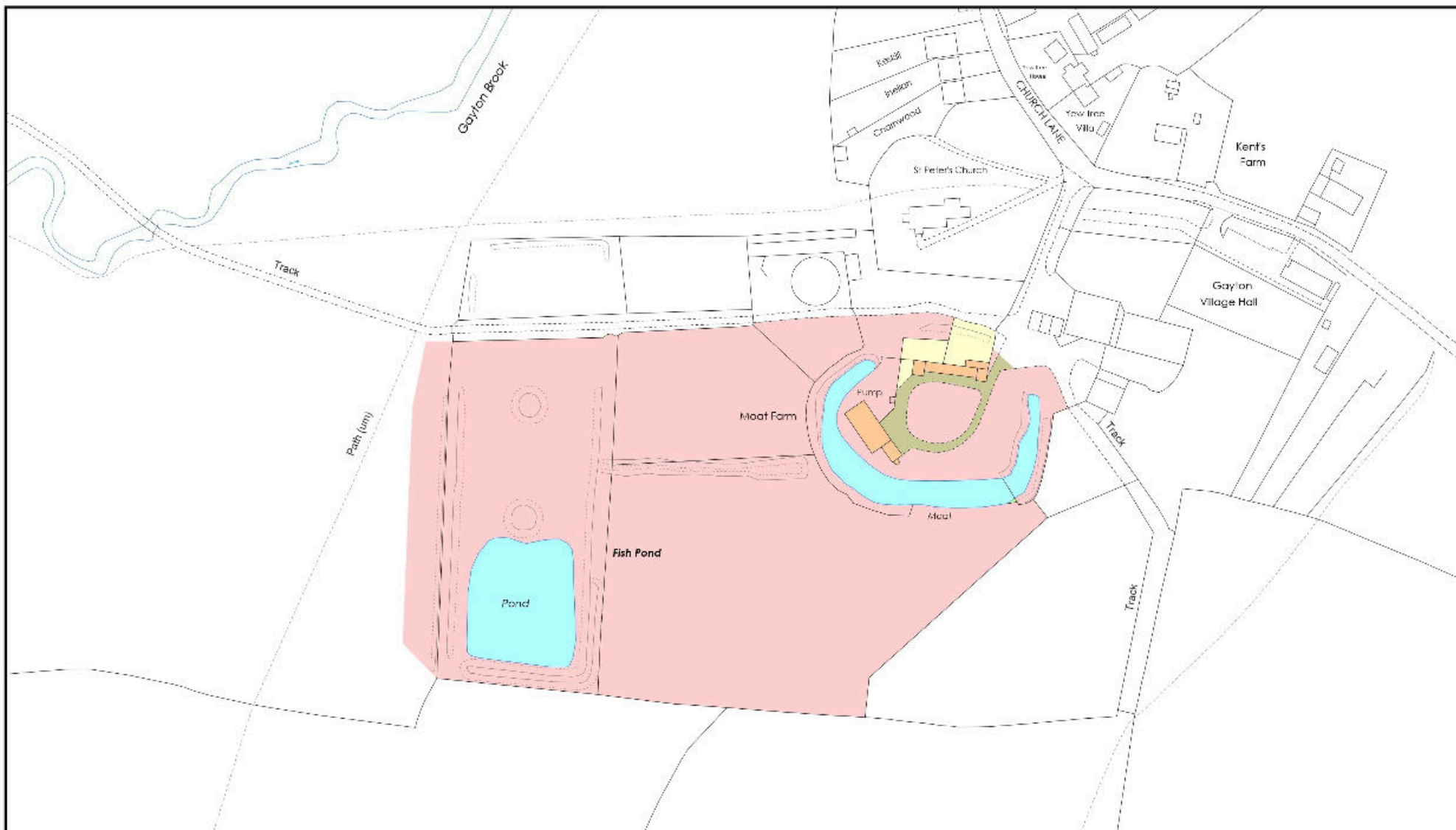
Directions (Postcode ST18 0HL)

From the A51 at Weston, proceed towards Stone. After passing through the junction to Uttoxeter, take the next right to cross the opposite carriageway and continue onto Vicarage Bank. Continue around the sharp left hand bend to follow Vicarage Bank before taking the first left onto Church Lane. After passing Gayton Village Hall but before passing the Church, turn left and proceed along the driveway where Moat Farm will be found at the end.

W3W: ///convey.prongs.adopting







Moat Farm, Gayton, ST18 0HL

Location SJ 977 283
 Scale 1:2,000 @ A4
 Drawing No. X21042-01L
 Date 16.11.23



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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.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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