



Flatts Farm, Balaam's Lane, Hilderstone, Stone

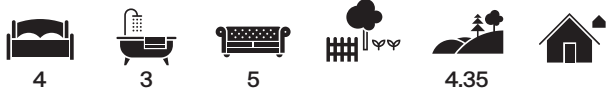
Flatts Farm, Balaam's Lane, Hilderstone **ST15 8RH**

Ground Floor - Reception hall | Sitting room/study
Kitchen | Drawing room | Orangery/dining room/sitting room |
Snug | Family room with stairs to fourth double bedroom and
en suite

First Floor - Principal bedroom with en suite | Two further
bedrooms | Family bathroom

Orchard Barn - Kitchen diner | Cloakroom/WC | Sitting room
Two double bedrooms | Family bathroom

Garden and grounds - Driveway | Gardens | In all 4.35 acres



Guide price: £1,350,000

Tenure: Freehold

Local authority: Stafford Borough Council

Council tax band: F



Reception hall



Drawing room

Location

Flatts Farm is situated in the beautiful Staffordshire countryside between the popular villages of Hilderstone and Fulford.

Whilst only a small village, Fulford offers excellent amenities and has been commended in a county-wide competition as having great 'Community Spirit'.

The nearby village of Moddershall also offers an array of amenities including Moddershall Oaks Spa.

The canal town of Stone is a little further afield and offers a broader range of shops and restaurants, with a regular Farmers Market.

The nearby Trentham Estate offers delightful walks, boat trips, and plenty of shops and restaurants.

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

Accessibility is excellent with the A34 providing a swift connection to the M6 at J14 and J15 whilst a few miles to the north is the A50 offering the easy link to the M42 and M1. Stafford railway station offers intercity trains to London Euston in just one hour and twenty minutes, whilst both Stoke and Stone railway stations are also within easy reach.

Flatts Farm

A stunning double-fronted Georgian farmhouse set in approx. 4.35 acres of land with inspiring and majestic views with a two bedroom barn perfect for holiday rental or annexe accommodation. Flatts Farm has been sympathetically and carefully restored over the last twelve years the substantial accommodation easily lends itself to contemporary family life.

The glazed double front doors open to an elegant hallway with painted part-panelled walls and a chequerboard stone floor. Stairs rise to the first floor landing area and there is a useful under-stairs storage cupboard.

The dual-aspect sitting room at the front of the house is currently used as a home office/study.

The incredible kitchen/breakfast room opens to the orangery and is flooded with natural light. Distinctly divided into living, dining and cooking areas this is a superb contemporary space perfectly created for modern family life.

The kitchen is expertly designed and handcrafted by George Frederick Cabinet Makers with hand-painted shaker-style units under solid oak work surfaces and is fitted with a comprehensive range of integrated appliances. The large central island has curved units and space for an informal breakfast bar. There is a separate utility room off the kitchen with space for the larger appliances and a useful cloakroom/WC.

The accommodation flows effortlessly through to the orangery. This superb living space has bi-fold doors opening to the lawns and invites the garden indoors providing full enjoyment of the gardens and grounds regardless of the weather.

The elegant and relaxing drawing room can be accessed from the kitchen and the orangery creating a superb flow to the accommodation. This dual aspect room is light and bright with lovely views over the paddocks. The stone fireplace with inset log burning stove transforms this space into a cosy relaxing space for the cooler winter months and creates a lovely focal point.

From the kitchen the accommodation flows through to a glorious oak framed snug with vaulted ceiling and decorative beams. This charming light room has a fully glazed door to either side providing access to the cobbled courtyard and rear garden.

The useful family room with kitchenette has decorative pale wood beams to the ceiling and lintels above the windows. Stairs rise to the first floor with a large double bedroom and en suite bathroom. Offering excellent flexibility, this could easily be used as a large nanny/au pair suite or provide secondary accommodation for an older family member.





Orangery



Orangery



Drawing room



Drawing room



Snug



Family room



Principal bedroom

Upstairs

The stairs from the reception hallway arrive at the first floor landing. A rectangular picture window provides natural light. Three of the four double bedrooms are accessed from here.

The principal bedroom enjoys far-reaching countryside views to the front and plenty of natural light. This large and relaxing space is fitted with a comprehensive range of wardrobes providing ample storage space. The well fitted en suite bathroom has a freestanding bath, a separate corner shower and double wash hand basins. There are two further double bedrooms both served by the stylishly decorated family bathroom with double wash hand basins, a freestanding bath and a double shower.



Principal bedroom en suite



Bedroom two



Bedroom three



Family bathroom



Bedroom four



Bedroom four en suite



Orchard Barn

Flatts Farm is complemented by a spacious and individual barn conversion. Charmingly presented throughout and having the benefit of a dedicated garden offering a lovely alfresco area for guests whilst maintaining privacy for the main house.

Attractively converted this detached two bedroom barn was built from historic handmade bricks. There are period features throughout and include exposed brick walls and feature beams as well as a contemporary log burning stove. To the ground floor is an open plan kitchen/dining/living room with a cloakroom/WC and to the first floor are two double bedrooms and a family bathroom.





Gardens and grounds

Flatts Farm is approached from a private and well-maintained bridleway directly off Balaam's Lane.

The grounds and gardens are very private and offer uninterrupted far-reaching views with mature hedges and specimen trees giving a magical parkland feel. Orchard Barn and Holly's Barn could successfully run as luxury holiday lets. There are three paddocks to the front of the House, with the plot extending to approx 4.35 acres.

Services

Mains gas, electricity, water and drainage are connected.





Orchard Barn bedroom

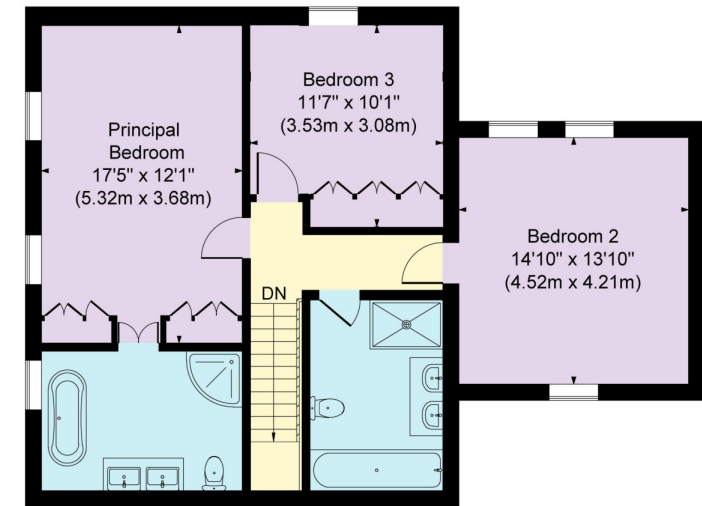
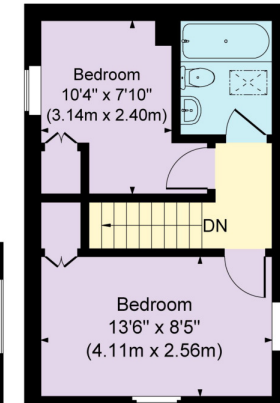
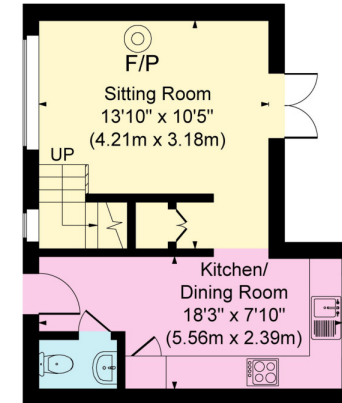
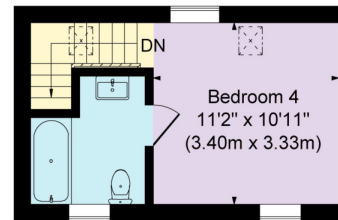
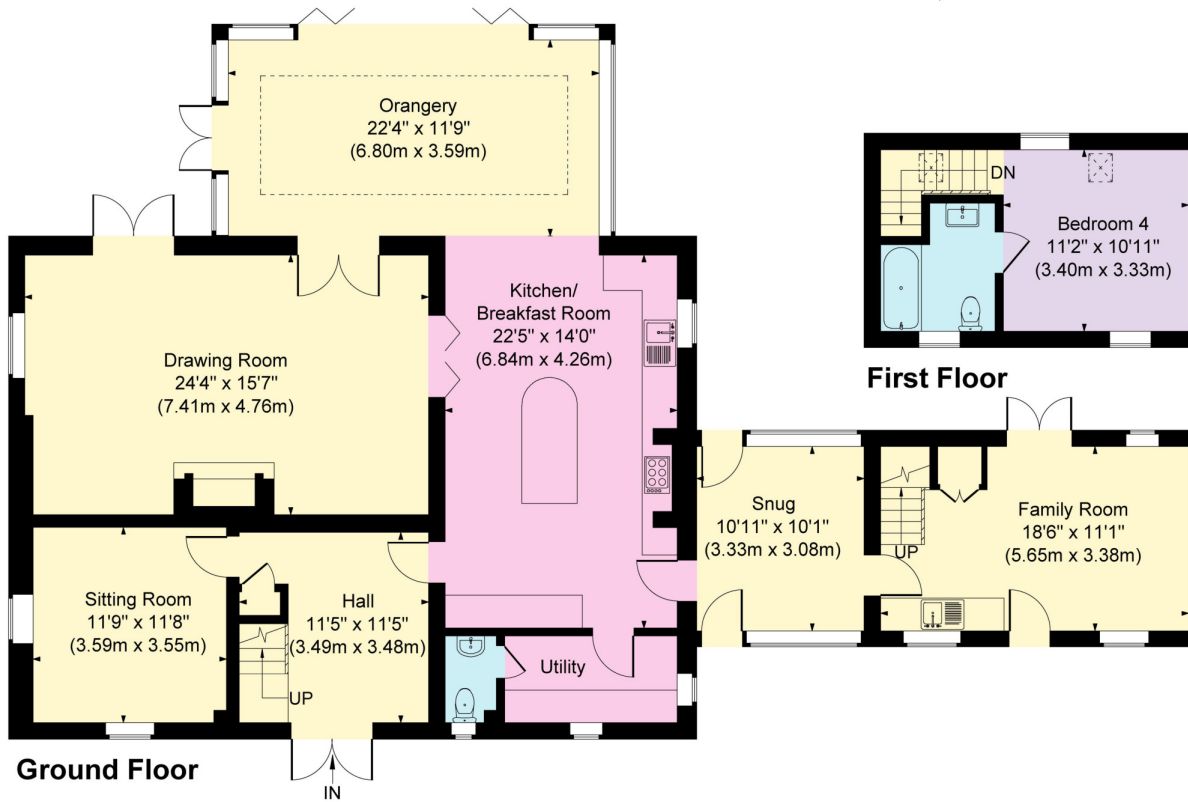
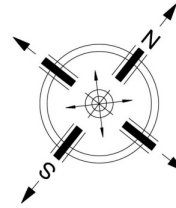


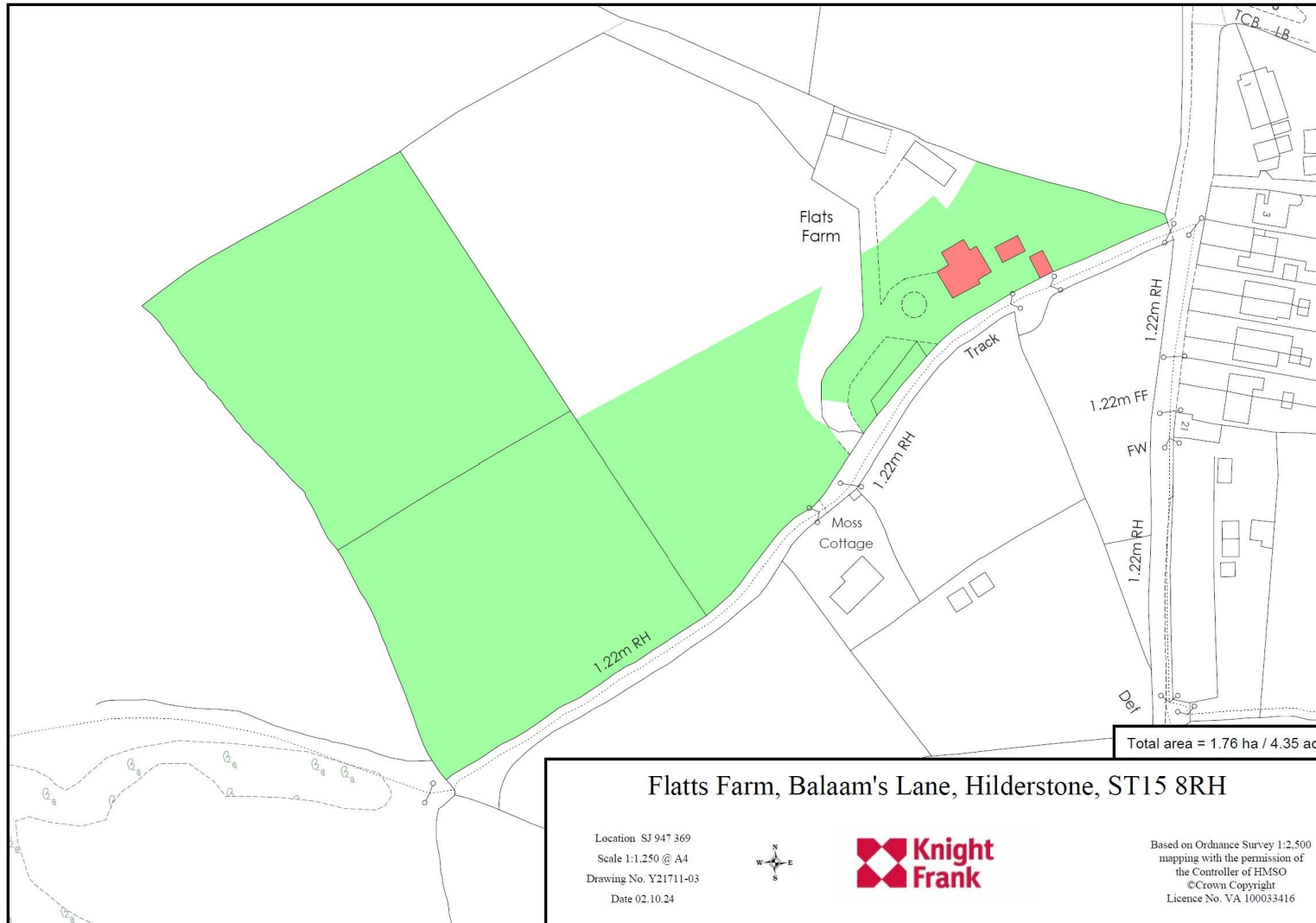
Orchard Barn bedroom



The grounds and magical gardens are very private.

Flatts Farm, Balaams Lane, Hilderstone
 Approximate Gross Internal Area
 Main House = 259 sq.m/2787 sq.ft
 Barn = 61 sq.m/557 sq.ft
 Total = 320 sq.m/3344 sq.ft





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