



Stallington Hall Farm, Stallington Road, Blythe Bridge





Stallington Hall Farm, Stallington Road, Blythe Bridge, Staffordshire, **ST11 9QJ**

An enchanting Grade II listed village home with attached cottage dating back to the 17th Century, in 0.47 acres of gardens.



Guide price: £950,000

Tenure: Freehold

Local authority: Stafford Borough Council

Council tax band: F





Location

Set in an excellent semi-rural location close to Meir Heath, which offers a range of village amenities including 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 6.5 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.

Well placed for access to the regional road network. The A34 provides a swift connection to the M6 with junction 15 being just 9.2 miles distant for northbound journeys to Cheshire and Manchester and junction 14 is also 12.2 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.

Railway 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 St Matthews C of E school, St Dominic's Priory School, Alleyne's Academy, Christ Church Academy, Yarlet School, and Stafford Grammar School.

Stallington Hall Farm

Set in a prominent position within the small village of Stallington, Stallington Hall Farm is a most enchanting Grade II listed former farmhouse set in excess of half an acre of gardens. The rear part of the house is timber framed and dates back to the 17th century, with the Georgian frontage added in the late 18th century. The house has been lovingly refurbished by the current owners to provide spacious main house and attached cottage which has operated as a successful holiday let for in excess of a decade.



Reception hall



Sitting room



Kitchen

In the centre of the main house is the recently refitted kitchen breakfast room. Blending contemporary style with country charm, there is a range of two tone painted cabinetry set beneath a wood effect worksurface. There are a range of integrated appliances including a two oven solid fuel Rayburn ideal for cooking or heating the kitchen if required, dishwasher, fridge and freezer. The guest WC and cellars are accessible from the kitchen.



Dining room



Kitchen

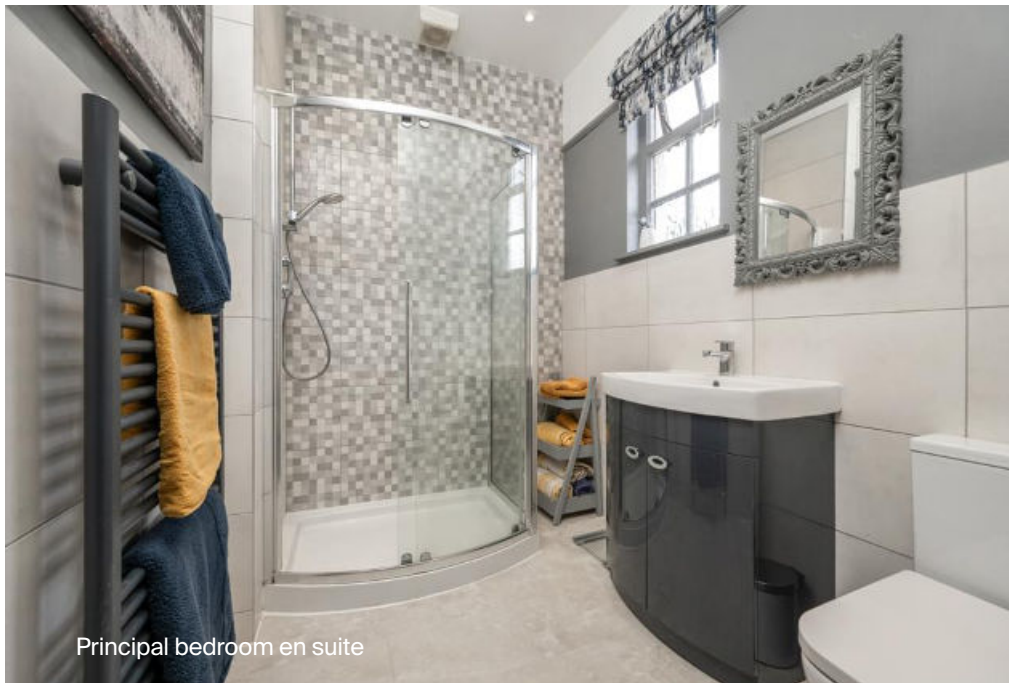




Principal bedroom

Upstairs

A wide staircase leads to the first floor landing which provides access to all bedroom accommodation in the main house. The principal suite has delightful front facing views, two banks of fitted wardrobes and contemporary en suite shower room. There are a further three double bedrooms within the main house, all serviced by the well-appointed family bathroom complete with roll top bath and dual sinks.



Principal bedroom en suite





Beautifully appointed bedroom accommodation.

The Cottage

Found within the original 17th century and timber frame part of Stallington Hall Farm is The Cottage, which takes on a different character with exposed timbers throughout. The Cottage has been very successfully operated as a self-catering holiday let for many years, boasting numerous 5-star reviews. Having recently been refurbished, this part of the property now offers very comfortable and spacious accommodation that could continue as a holiday let or be used as secondary accommodation for multi-generational living, or perhaps even incorporated back into the main house itself if required (subject to the necessary consents).

Internally, an entrance hall has a contemporary shower room, with a door leading to the sitting room, complete with an open fire inset within an Inglenook and a sunny dual aspect, the sitting room provides plenty of space. The kitchen breakfast room has been fully refitted and offers a range of wall and floor units with integrated grill, oven, hob, fridge, freezer and dishwasher. A staircase rises from the sitting room to the vaulted first floor landing. There are three double bedrooms, all with pretty views across the surrounding countryside.



The Cottage



The Cottage



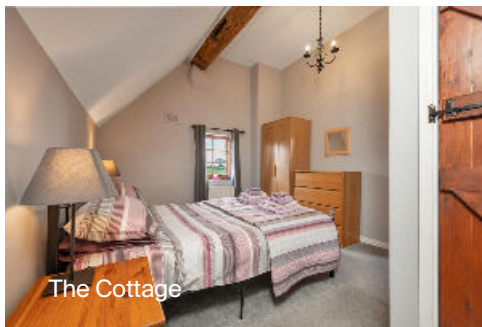
The Cottage



The Cottage



The Cottage



The Cottage



The Cottage

The Cottage
Annexe is superbly
fitted.



Garden and Grounds

A pair of electric gates open to a large driveway with parking for numerous vehicles. There is a pathway which leads down through the gardens, with large expanses of lawn interspersed with herbaceous shrubs and well-stocked borders. There is a wood store, coal store, workshop and detached building which has space and power for a hot tub.

The gardens wrap around all sides of the house to offer a variety of different areas dotted with several seating areas including several terraces and a decked area to the main house garden and another to The Cottage garden. The gardens are truly delightful and provide an idyllic setting for this period home. The plot totals approx. 0.47 acres all in all.

Services

Mains electricity, water supply and drainage. Oil-fired central heating to The Cottage and gas fired central heating to the main house. All water is heated from the gas boiler and pumped to showers with a 3 bar supplementary pump.





Stallington Hall Farm, Stallington
Approximate Gross Internal Area
Main House = 239 sq.m/2576 sq.ft
Cottage House = 113 sq.m/1222 sq.ft
Total = 352 sq.m/3798 sq.ft

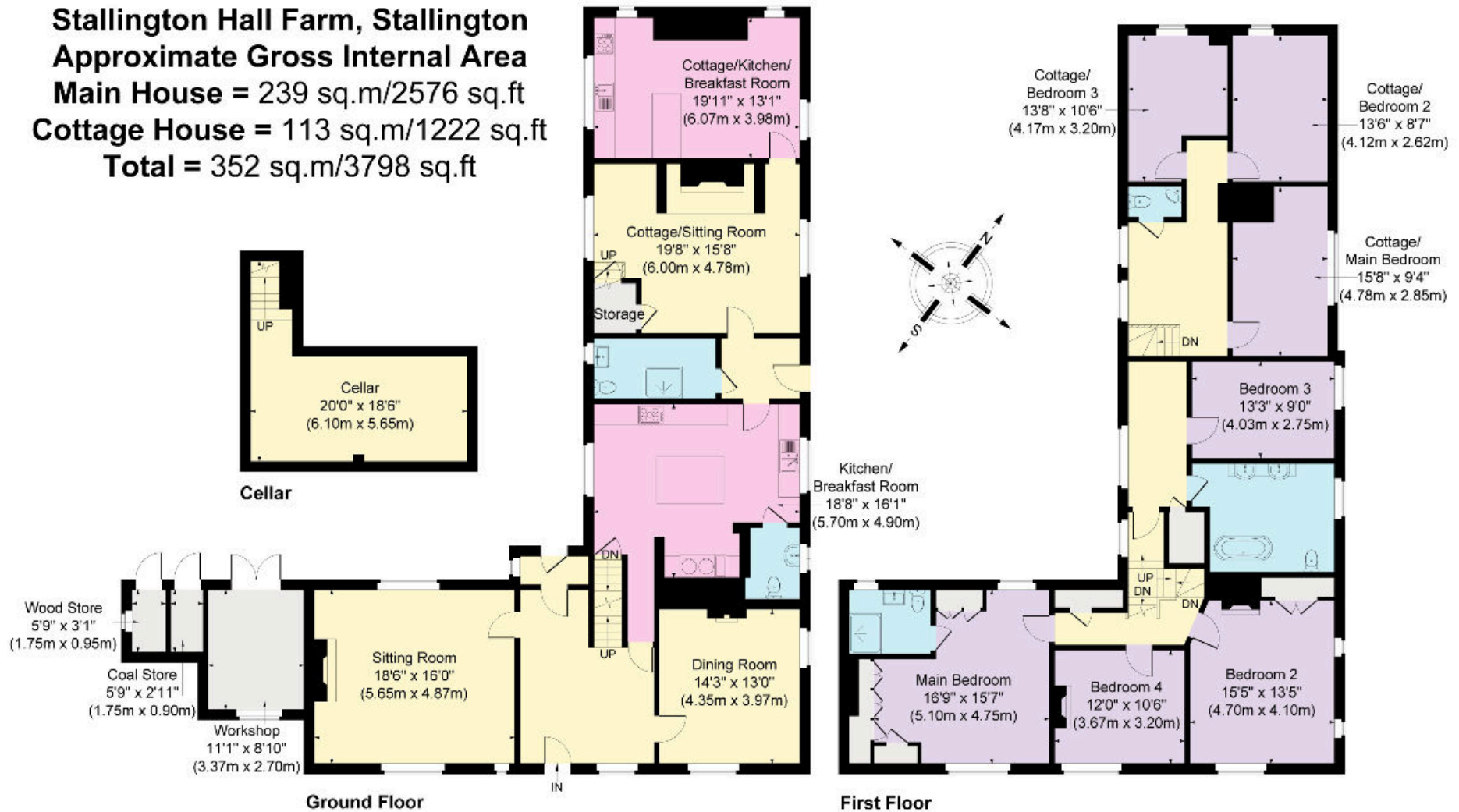
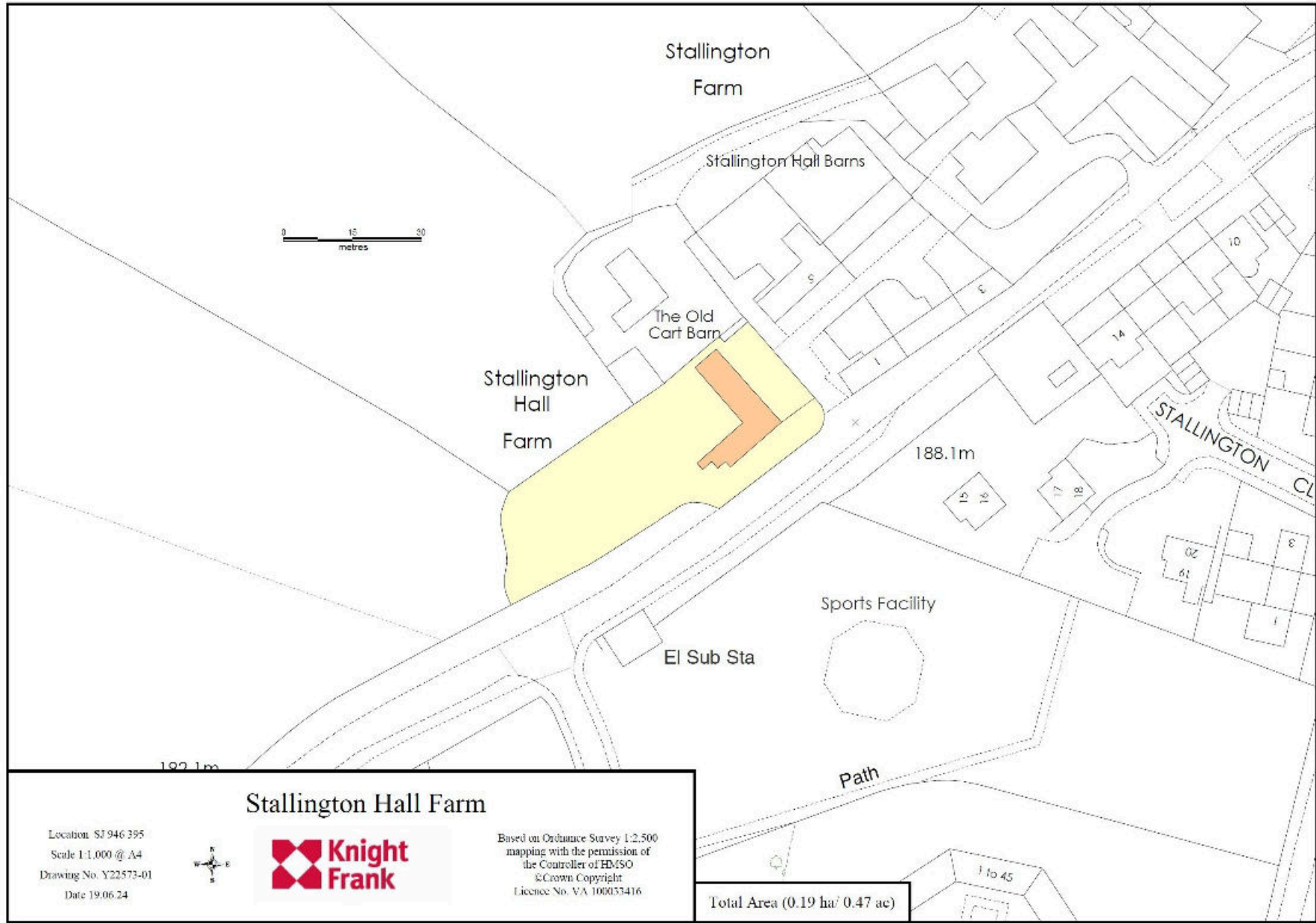


Illustration for identification purposes only, measurements are approximate, not to scale.



Stallington Hall Farm

Location SJ 946 395
Scale 1:1,000 @ A4
Drawing No. Y22573-01
Date 19.06.24



Based on Ordnance Survey 1:2,500
mapping with the permission of
the Controller of HMSO
© Crown Copyright
Licence No. VA 100033416

Total Area (0.19 ha/ 0.47 ac)





Knight Frank

Stafford

Stafford Enterprise Park

Weston Road Stafford

ST18 0BF

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

I would be delighted to tell you more

Mitchell Glassey

01785 331960

mitchell.glassey@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 June 2024. Photographs and videos dated June 2024.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.