



## ST THOMAS MILL FARM, BASWICH LANE

Baswich, Stafford, ST18 0YD







# A HISTORIC HOME WITH FRONTAGE ONTO THE RIVER SOW

A historic home located on the edge of Stafford town with frontage onto the River Sow, with outbuildings, gardens and grounds extending to approx. 4.33 acres.



6



3



2

EPC

TBC

Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and gas. Electric underfloor and gas central heating and private drainage.

**Guide Price: £850,000**



## ST THOMAS MILL FARM

Positioned on Baswich Lane in a secluded spot yet just moments to Stafford town centre, St Thomas Mill Farm represents a rare opportunity to acquire a substantial character home that has been refurbished and restored, together with a detached established holiday let and range of barns set in a total plot of approximately 4.33 acres. Located just over 2 miles from Stafford town centre, St Thomas Mill Farm blends semi-rural living with accessibility seamlessly.

















# THE PROPERTY

Entered via a porch, a wide front door opens to the dining hall, which is well proportioned and filled with light, as well as including a quarry tiled floor, exposed beams and a wood burner inset. The sitting room leads on from the dining room and offers plenty of space for seating together with a wood burning stove. The kitchen is off the rear of the dining room and is a bright space fitted with a range of solid wall and floor cabinetry. There is an integrated oven, while the utility continues on from the kitchen to provide further storage and access to the guest WC. Off the central hallway is a useful separate pantry which makes an excellent cold store. The dining hall, sitting room and kitchen have under floor electric heating under quarry tiles. The balance of the ground floor is currently set up as an integrated annexe which offers snug, kitchen, shower room and bedroom area. There is an external door leading to the front pathway meaning that this space can be used flexibly as required or could be integrated back into the main house. Stairs rise from hallway to the first-floor landing which includes polished floorboards and exposed wall beams. The principal bedroom is found at one end of the landing and offers excellent views across the gardens and towards the field beyond, with an en suite WC. There are a further three double bedrooms, one of which includes an en suite shower room. A spacious family bathroom with exposed original sandstone completes the first-floor accommodation.











## THE HAYBARN

Accessible from the front pathway via a wooden bridge, The Haybarn has been recently converted into a detached one-bedroom annexe which currently operates as a successful Airbnb.

The ground floor is predominantly open plan and includes a fitted kitchen, dining area and seating area. There is a utility area accessed via a sliding door which also leads to a ground floor shower room. Stairs rise to the first floor which offers a spacious bedroom and separate guest WC.

The Haybarn benefits from features such as heat recovery and triple glazed windows.









## OUTBUILDINGS, GARDENS AND GROUNDS

A gated entrance leads to a large courtyard area which provides parking for numerous vehicles. A pathway leads up to the house itself as well as the haybarn and leads on to the beautiful gardens. Having been fully landscaped and considered, the gardens offer a serene space with various seating areas interspersed by specimen trees and mature shrubs. There is a greenhouse and a useful garden store attached to the house, while the garden is fully enclosed by an original wall. The courtyard also offers access to the river barns as well as a pathway leading to the cart shed. Between these two buildings, there is 2,700 sq. ft of outbuildings which offer excellent storage or could offer alternate uses, subject to the necessary consents. The remainder of the plot is laid to meadow like paddock land which can be accessed via steps from the garden and a five-bar gate from the courtyard. There are paths mowed into the meadow which create idyllic walking routes. All in all, the plot extends to approx. 4.33 acres.











## AGENTS NOTES

1. Part of the property (namely the river barns and parts of the field) are located within flood zones 2 and 3.
2. The property is grade II listed and the land the site sits on also forms part of the scheduled ancient monument.
3. The neighbouring properties water supply is sub metered from St Thomas Mill Farm.
4. There is a section of flying freehold.
5. Drainage is to a septic tank in the paddock. The sellers can give no guarantee that this is compliant with current regulations.
6. Sporting, mineral and fishing rights are excluded from the sale.







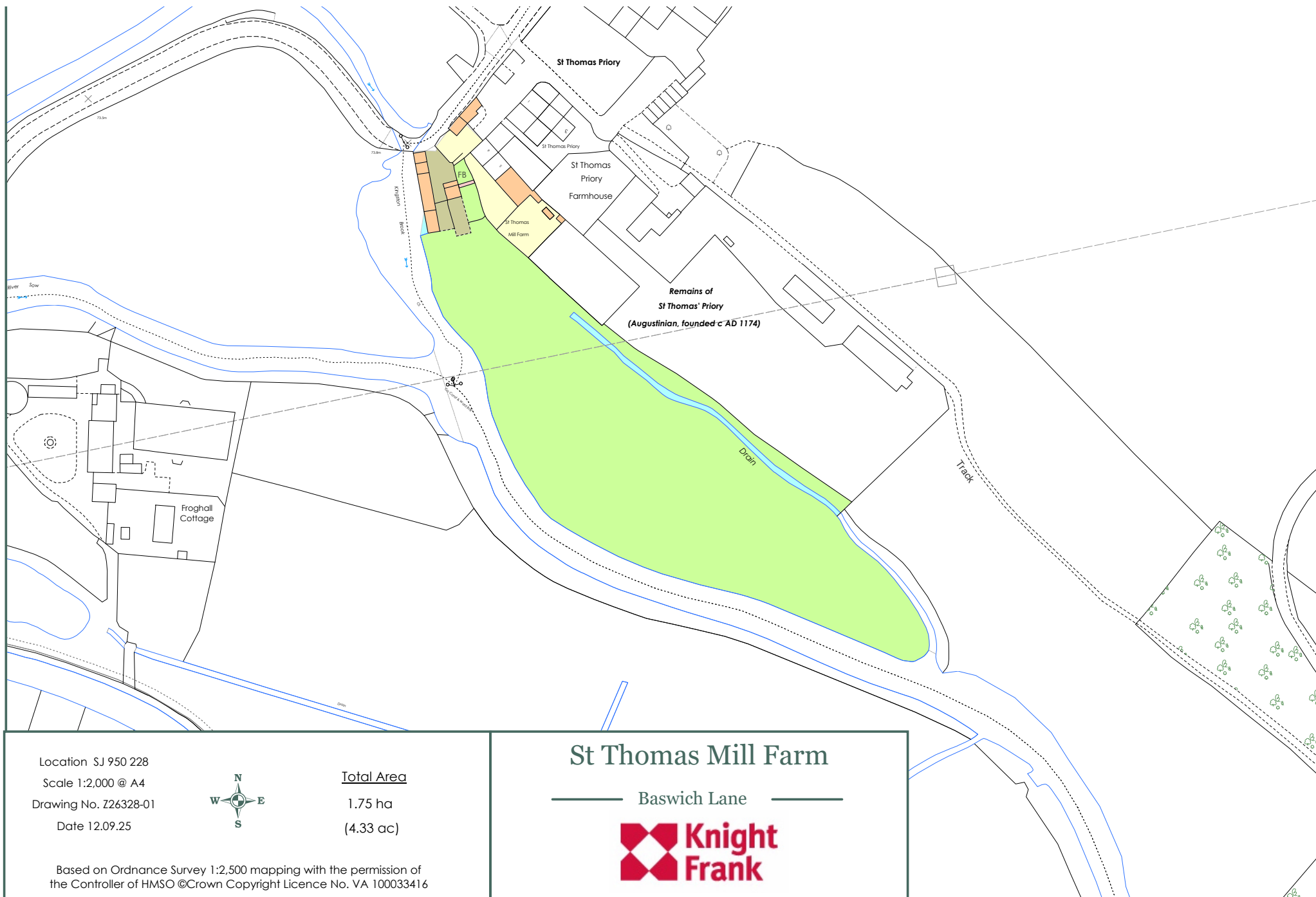


## LOCATION

St Thomas Mill Farm is located within popular Baswich, within Stafford town itself. Being the county town, Stafford offers a wide range of amenities including national and local retailers set along Stafford high street together with various eateries, bars and leisure facilities. Stafford railway station is just half a mile or a ten-minute walk away and offers regular trains to London Euston in as little as 1 hour and 16 minutes. There are also regular services to both Manchester and Birmingham. St Thomas Mill Farm is also well located for the regional road network with Junction 13 of the M6 being just over 3 miles away and providing a link to the M6 Toll, M42, and M1. Both Birmingham and Manchester airports are within an hours drive, with East Midlands a little further afield. There is an excellent range of independent schooling within the area including Yarlet School, Stafford Grammar and Denstone College whilst there are an abundance of state alternative including Leasowes Primary School, Walton High School and Blessed William Howard Catholic High







Location SJ 950 228

Scale 1:2,000 @ A4

Drawing No. Z26328-01

Date 12.09.25



Total Area

1.75 ha

(4.33 ac)

St Thomas Mill Farm

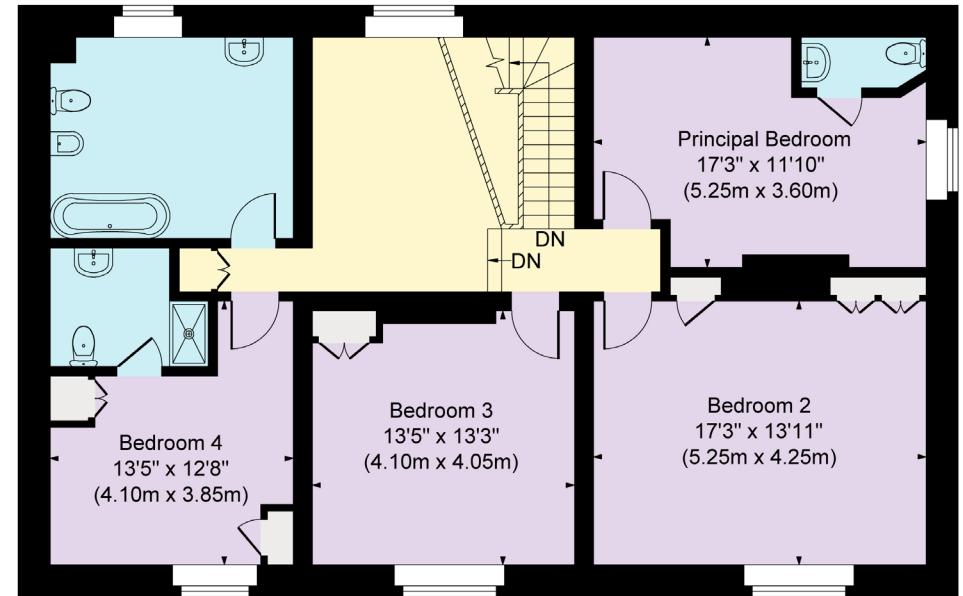
Baswich Lane



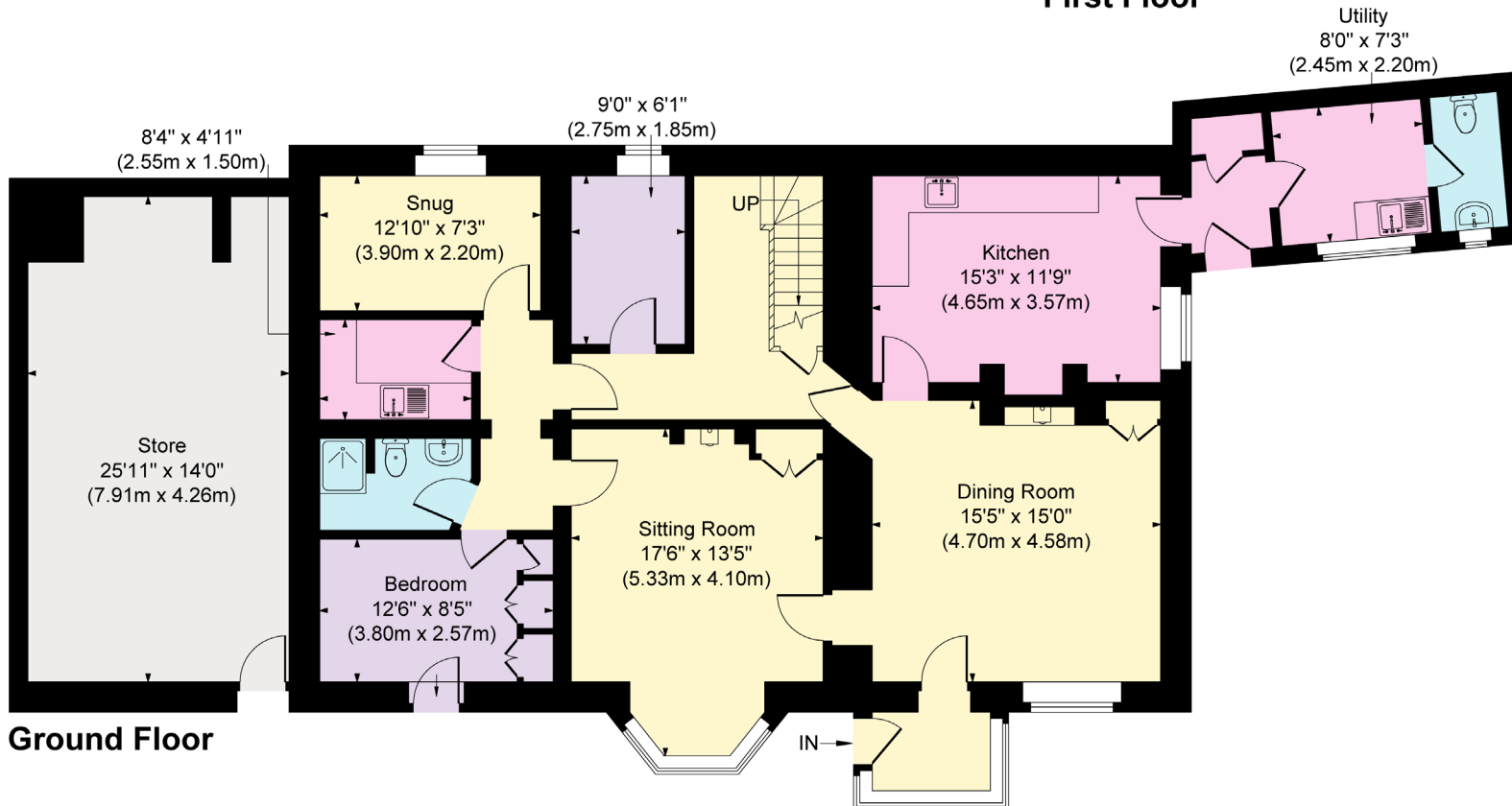
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**St Thomas Mill Farm, Baswich**  
**Approximate Gross Internal Area = 281 sq.m/3027 sq.ft**



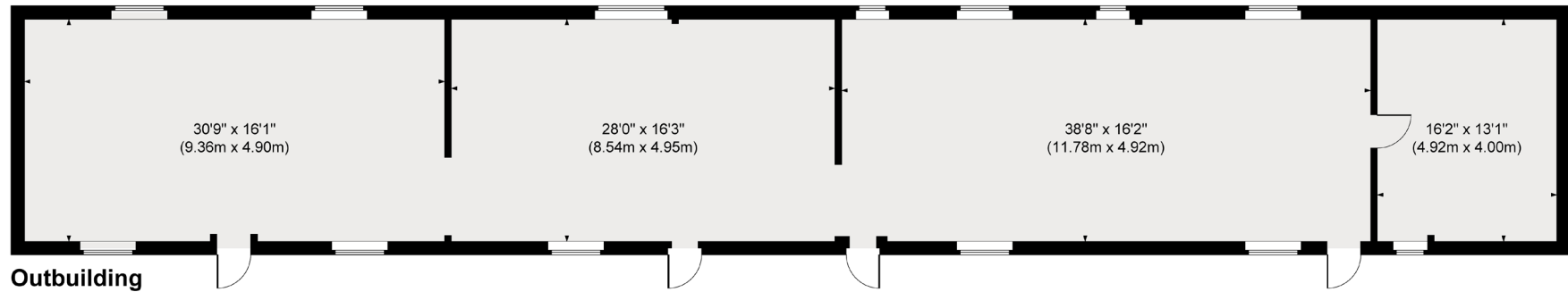
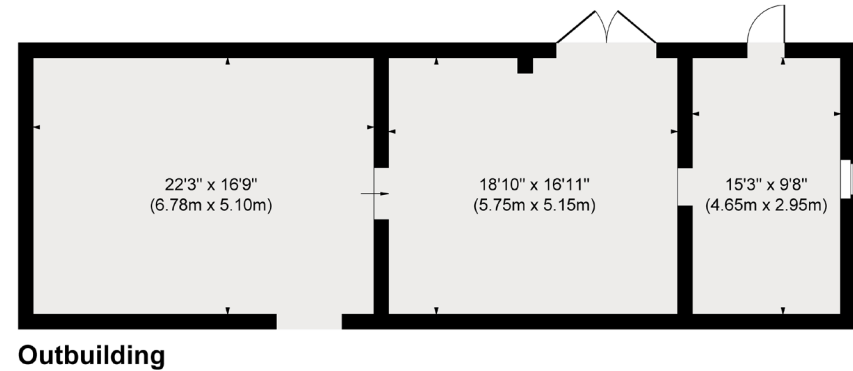
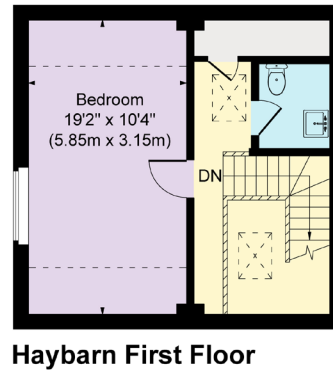
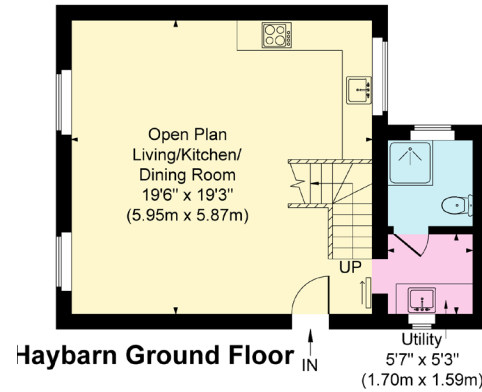
**First Floor**



**Ground Floor**



**St Thomas Mill Farm, Baswich**  
**Approximate Gross Internal Area**  
**Outbuilding = 251 sq.m/2701 sq.ft**  
**Barn = 73 sq.m/784 sq.ft**  
**Total = 324 sq.m/3485 sq.ft**





We would be delighted  
to tell you more.

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