



**Salthouse Farm**  
Stoke-on-Trent | Staffordshire



**LARCH**  
PROPERTY







# Salthouse Farm

Werrington, Stoke-on-Trent  
Staffordshire, ST9 0DA

A unique opportunity to purchase a successful, mixed-use, commercial and residential property.

- A well-presented 4-bed farmhouse with 4-bed annexed barn conversion.
- GF: porch, 3 reception rooms, kitchen/breakfast room, utility, games room, sunroom, shower with WC.
- FF: large principal master bedroom with dressing room and en-suite, 3 double bedrooms with family bathroom.
- Converted Coach House with large kitchen/living, utility, 4-bed and 2 shower rooms.
- Extensive outbuildings with equestrian facilities, 11 stables, tack and feed rooms.
- 5\* rated kennel business with state-of-the-art facilities.
- Boarding facilities, day care, freedom parks, dog grooming, one acre secured field and indoor arena.
- Separate yard and residential entrances, good yard circulation and parking areas.
- Approx. 23.39 acres, including a fishing pool and delightful gardens with pond.

Distances in approx. miles

Stoke on Trent 4m | Leek 5m | Stone 9m

Stafford 15m | Birmingham 45m

Manchester 60m | Chester 60m





## Situation

Salthouse Farm dates back to the late 1800's. Built of stone and brick under a tiled roof, it has been extended over the years and was a working farm until the early 1990's, it now presents a modern family home.

The accommodation in the house is well laid out for family living. There are three good reception rooms on the ground floor along with a spacious kitchen/breakfast room, conservatory and games room. The drawing room and sitting room have open fireplaces and the drawing room which is situated on the south side of the house, has French doors opening to the patio and garden.

The kitchen/breakfast room has been beautifully fitted with hand painted cream base and wall units. Appliances include a Britannia double oven with halogen hob, two fridges, dishwasher, microwave and water filter. Adjacent to the kitchen is the utility room, well fitted with storage cupboards along with a sink unit and plumbing for a washing machine. The back door opens to the courtyard.

Glazed double doors open from the kitchen to the conservatory which has wonderful views and in turn has French doors opening to an attractive round terrace on the east side of the house. Off the conservatory is the games room which has double doors opening to the courtyard and a staircase rises to a study / sitting room / bedroom. Also on the ground floor is a generous double bedroom and bathroom. Under the dining room is a vaulted cellar housing the boiler.





On the first floor the master suite comprises a double bedroom with wonderful views to the south and east along with an ensuite shower room and dressing room with fitted hanging and shelved cupboards, drawers and eaves storage. There are two further double bedrooms, a family bathroom and an airing cupboard housing the hot water cylinder.

Directly across the courtyard, to the north of the house, is the Coach House. The ground floor consists of a large open plan kitchen and living room, with modern facilities and underfloor heating throughout. Beyond the kitchen/living room is a bedroom, utility and downstairs shower room with WC. The first floor consists of three bedrooms serviced by a family bathroom.

### Gardens and Grounds

The gardens and grounds are well laid out to combine amenity with functionality, all benefitting from the far-reaching views. The main garden is to the south of the house and a large stone terrace area has been created to the front of the house. Beyond is an expansive lawn area planted with well stocked herbaceous borders and specimen trees, running down to the stocked pond.

There is a further garden to the rear of the Coach House with a large expanse of lawn and patio close to the building.





## Equestrian Facilities

The principal building is a steel portal framed building with concrete brickwork behind cedar cladding and corrugated roof. This building has a central passage with 8 large stables to either side. There is an added lean-to with three further stables and a tack/feed room.

These facilities have been used as a commercial DIY livery with strong occupancy levels.

## Kennels

The existing owners have developed the outbuildings into a luxury, 5\* rated boarding kennels. The facilities include 12 air-conditioned boarding kennels, day-care facilities, on site grooming and freedom parks, including a 1-acre fully fenced walking field.

The site is fully automated with CCTV, fire alarms and sensory equipment.

The facilities have been awarded the highest rating possible from the Animal Licencing Authority, meaning the kennels are one of the best in the area. All bookings for the facilities are automated through the website and a full list of kennel features are shown at [www.salthousepetboarding.co.uk](http://www.salthousepetboarding.co.uk).

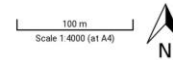
The existing owners are willing to help a potential buyer with all licencing required to carry out the business and the purchase of websites and any software will be discussed as part of the overall negotiation.







Produced on Oct 23, 2024  
© Crown copyright and database right 2024 (licence number 100059532)



## The Land

The main area of land surrounds the house and kennels on three sides and equates to approximately 23.39 acres with one field on the other side of Salters Lane. The land is all down to grass and is used for the kennel and livery businesses. There is also a stocked fishing pond.

## Services

Mains water and electricity  
Private drainage system  
Oil fired central heating and hot water  
Broadband  
The Coach House has a separate boiler

## Local Authority

Staffordshire Moorlands District Council  
Council tax  
Farmhouse Band D  
The Coach House Band D

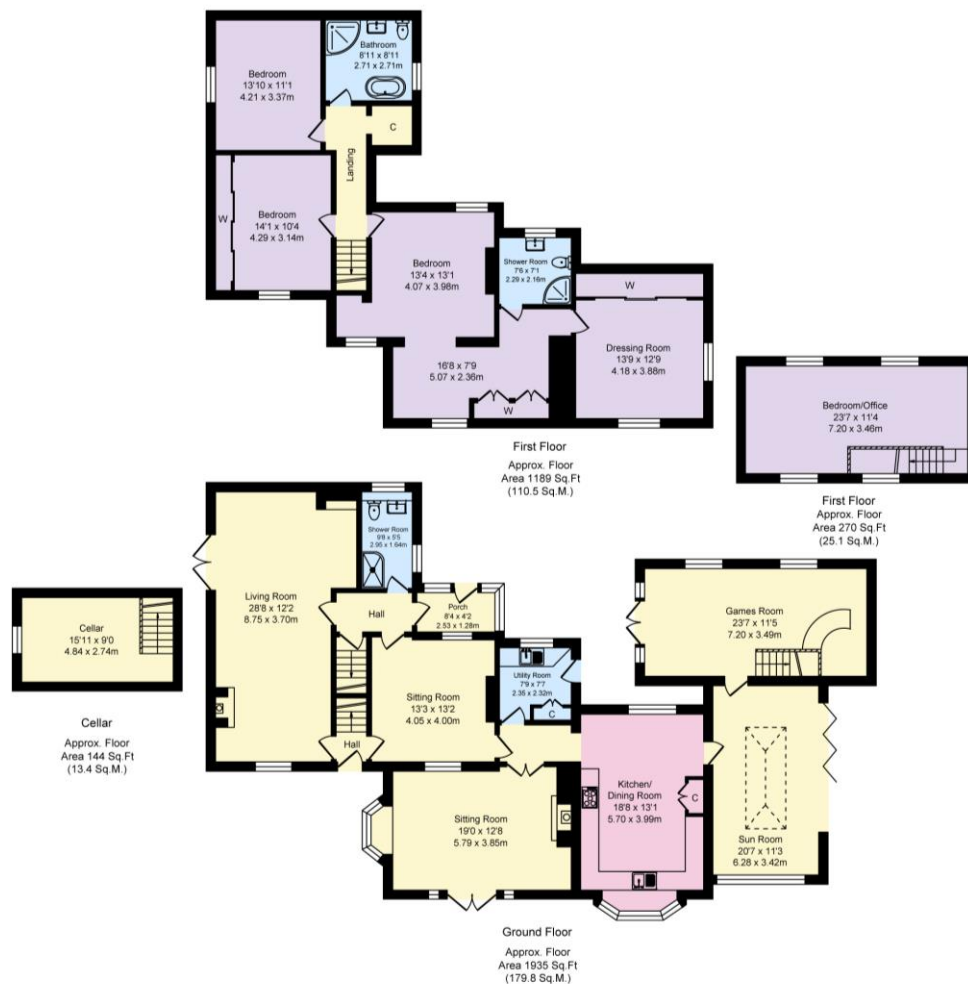
## Viewing

Strictly by prior appointment with the agents Larch Property on 01743 709249.



## Total Approx. Floor Area 3538 Sq.ft. (328.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Total Approx. Floor Area 1992 Sq.ft. (185.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**LARCH**  
PROPERTY

Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)

Email: [info@larch-property.co.uk](mailto:info@larch-property.co.uk)

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.