

# Little Park Farm

Hollington, Stoke-on-Trent, ST10 4HJ

John  
German









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£800,000

Extremely rare and hugely impressive opportunity comprising a spacious detached dormer home with stone outbuildings, set in approximately 11.86 acres enjoying breathtaking views over the surrounding Staffordshire countryside.



Viewing and serious consideration of this extremely rare and unique opportunity to purchase a piece of the English countryside is highly recommended to appreciate not only the existing property and land but also the scope provided by the current outside space and outbuildings already in situ. Comprising a renovated, extended and remodelled detached bungalow which is appointed to a good standard, there are also two stone built outbuildings providing potential to be converted into accommodation for relatives or a holiday let enterprise (subject to obtaining the necessary planning permission), all occupying a delightful plot which extends to approximately 11.86 acres in total, currently divided into four paddocks suitable for horses or livestock, enjoying magnificent far reaching views over the surrounding Staffordshire countryside. All in all something rather special.

Situated in a popular rural area enjoying peace and tranquillity, combined with convenient access to the surrounding villages of Hollington, Tean, Stramshall and Rocester plus the towns of Uttoxeter and Cheadle. Numerous walks through the surrounding countryside are also on the doorstep.

**Accommodation:** To the rear of the home there is a dual aspect porch providing ample space to take off coats and boots, enjoying countryside views to the side.

The impressive extended kitchen and separate dining area has a feature tiled floor and dual aspect windows overlooking the grounds, with a range of base and eye level units with worktops and breakfast bar and inset sink unit set below one of the windows, a fitted electric hob with an extractor hood over and built-in double electric oven under, space for a fridge freezer and a useful understairs cupboard. The fitted utility room has a range of matching units with a timber worktop, inset sink unit set below the rear facing window, plumbing for a washing machine and additional appliance space, the same tiled floor as the kitchen, the freestanding oil fired central heating boiler, part double glazed door providing direct access outside, and a door to the guest WC.

From the dining area doors lead to the remaining accommodation. To the front is the spacious sitting room which has a focal log burner set on a hearth, though arguably the main feature is the wide window which overlooks the surrounding countryside. Glazed double doors open to the triple aspect living room, with doors linking back to the dining kitchen providing a lovely flow to the living space. Again having a log burner set on a hearth and French doors to both the front and rear elevation providing access to the outside and the stunning views over the fields and countryside.

The inner hallway has space saving stairs rising to the first floor and doors to the two ground floor double bedrooms. The room to the front enjoying those fabulous views and the room to the side also enjoying a hugely impressive outlook, and the benefit of a fitted ensuite bathroom which has a white three piece suite. The fitted family shower room has a white suite incorporating a double shower cubicle with an electric shower over, a sun pipe providing natural light and a built-in airing cupboard. Completing the accommodation is the first floor landing area which leads to the third bedroom, immersed in natural light provided by a rear facing window and side facing double glazed skylight.

**Outside:** To the front of the home, a paved patio provides a splendid seating and entertaining area that takes full advantage of the privacy and breathtaking views over the land and surrounding Staffordshire countryside. With a lawn that wraps around to the side elevation, also enjoying views.

To the rear there is a tarmac area suitable for either seating and entertaining or parking if desired. There is a pole barn with a corrugated roof and sides (approx. 10.49m x 7.16m) ideal for feed or implement storage or garaging if

preferred. Connected is a stone outbuilding currently divided into two sections (approx. 6.10m x 3.81m and approx. 3.71m x 3.00m) having power and loft space above, doors and windows, providing potential to possibly convert into an annexe/separate dwelling subject to obtaining the necessary planning permission. The second stone built detached outbuilding is believed to have been a dilapidated dwelling (9.57m total x 4.00m) in need of comprehensive renovation providing additional potential for conversion (STPP).

Set in a total plot of approximately 11.86 acres of mainly grassland divided into four interconnecting paddocks at present enclosed by established hedges and all enjoying privacy and those far reaching views.

A roadside cattle grid leads to a sweeping drive running through the front paddock to another cattle grid giving access to the gravelled parking and homesteads.

What3Words: loved.direction.merely

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA14042025

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Ground Floor

**Approximate total area<sup>(1)</sup>**

1642.14 ft<sup>2</sup>

152.56 m<sup>2</sup>

**Reduced headroom**

57.45 ft<sup>2</sup>

5.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Floor 1





## Agents' Notes

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