

# Stanley House Farm

Coton Hayes, Milwich, Stafford, ST18 0HB

John   
German










# Stanley House Farm

Coton Hayes, Milwich, Stafford, ST18 0HB

£1,700,000



A rare opportunity to acquire a tastefully presented traditional house situated in a truly delightful rural and yet convenient location. Occupying an enviable plot comprising lovely formal gardens, grounds and fields, in all extending to approximately 24 acres. In addition there is a substantial garage and adjacent tractor store, plus a large agricultural building and various other sheds and stores. It is an ideal property for those who enjoy country pursuits, require equestrian facilities or have a keen interest in cars.

A splendid enclosed porch with tiled floor opens to a charming and spacious reception hall having stairs rise to the first floor landing with a vaulted ceiling above, oak flooring and under stairs storage cupboard. From here, a door leads to a delightful drawing room which is light and airy courtesy of three windows and double French style doors opening to the terrace. There is a stone fire surround with recessed fireplace housing a log burner. The separate sitting room has an extensive range of book shelving extending to the full width of one wall.

The character dining room features an inglenook fire surround, exposed timbers, large Velux roof light and provides access to the superb dining kitchen. The kitchen is fitted with an extensive range of bespoke high and low level units with granite work surfaces, island unit incorporating a contrasting granite breakfast bar and worktop and a conventional oven beneath. There is also a ceramic sink, integrated dishwasher, Smeg gas hob, in addition to an Aga. The tiled floor extends into the dining area of the kitchen which also has the benefit of a further range of matching units in a dresser style. A full width opening leads to the garden sitting area which has a lantern roof and a side lobby off which leads to the stunning garden sitting room which has exposed timbers and a vaulted ceiling with roof light, brick inglenook fireplace having a cast log burner and deep windows to the garden.

Also from the kitchen, there is a particularly well appointed utility room with a further range of cupboards and space and provision for an American style fridge freezer. Please note that this is not included in the sale. Off the utility there is a guest cloakroom with WC and wash basin. There is an additional spacious boot room, further side lobby leading to the plant room which houses the machinery for the swimming pool and the inverters for the solar panel. There is also a further entrance and a useful cupboard.

The magnificent indoor swimming pool and games area incorporates a spacious and beautifully maintained swimming pool in addition to a circular spa. French style doors open to the terrace and a splendidly appointed shower room with shower, WC and pedestal wash basin.

The first floor landing has the benefit of attractive wrought iron security gates and a adjacent frame, and off which leads four bedrooms. The principal bedroom is exceptionally spacious and has a splendid range of fitted bedroom furniture, and is dual aspect enjoying beautiful far reaching views. It benefits from a superbly appointed en suite with exquisite tiling and having twin wash basins standing on a granite shelf with cupboards beneath, shower with conventional and waterfall heads, WC and circular chrome radiator in addition to a vertical towel radiator. The luxuriously appointed family bathroom features beautiful tiling, having a freestanding bath with circular shower screen and waterfall head above, pedestal wash basin, bidet, traditional high level WC and towel radiator.

The house stands well back from the road beyond a long tree lined drive which is approached via remote wrought iron gates. The drive gives access to the house, the spacious parking area and to the detached double garage and tractor store. There is extensive parking to the property ideal for storage of motorhome or horseboxes etc. There are some beautiful formal gardens including a delightful sun terrace with a traditional rectangular pool and fountain, and steps down to a splendid wall garden, both of which have established beds and borders. There is a further sun terrace from the house and also from the swimming pool complex, beyond which lies an extensive lawn and some lovely manicured hedges.

In addition, there is a wrought iron balustrade and terrace overlooking the wildlife pool, large greenhouse and store. The extensive fields would be ideal for clients with equestrian interest, alongside a particularly large agricultural building ideal for storage of tractors and machinery.

The property whilst enjoying this idyllic location is also exceptionally convenient for modern day life with easy access to the country town of Stafford which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. There is a further railway station at Rugeley Trent Valley and to the east lies the town of Uttoxeter and A50 giving access to the A38, M1 and East Midlands airport. To the north lies Stoke on Trent and the potteries, and to the south, the cathedral city of Lichfield.

The house has the benefit of oil fired central heating in addition to solar panels with inverters.

**Agents notes:**

There is no mains gas or drainage.

The solar panels are fitted.

The American style fridge freezer is not included in the sale of the property.

The property is registered on two separate Titles and the register refers to certain charges and a copy of both are available upon request.

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

**Property construction:** Brick

**Parking:** Extensive drive, garage, store

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil

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

**Broadband type:** BT Fibre - 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:** Stafford Borough Council / Tax Band D

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

[Cannock Chase | Cannock Chase District Council \(cannockchasedc.gov.uk\)](http://Cannock Chase District Council (cannockchasedc.gov.uk))

**Our Ref:** JGA/22042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.









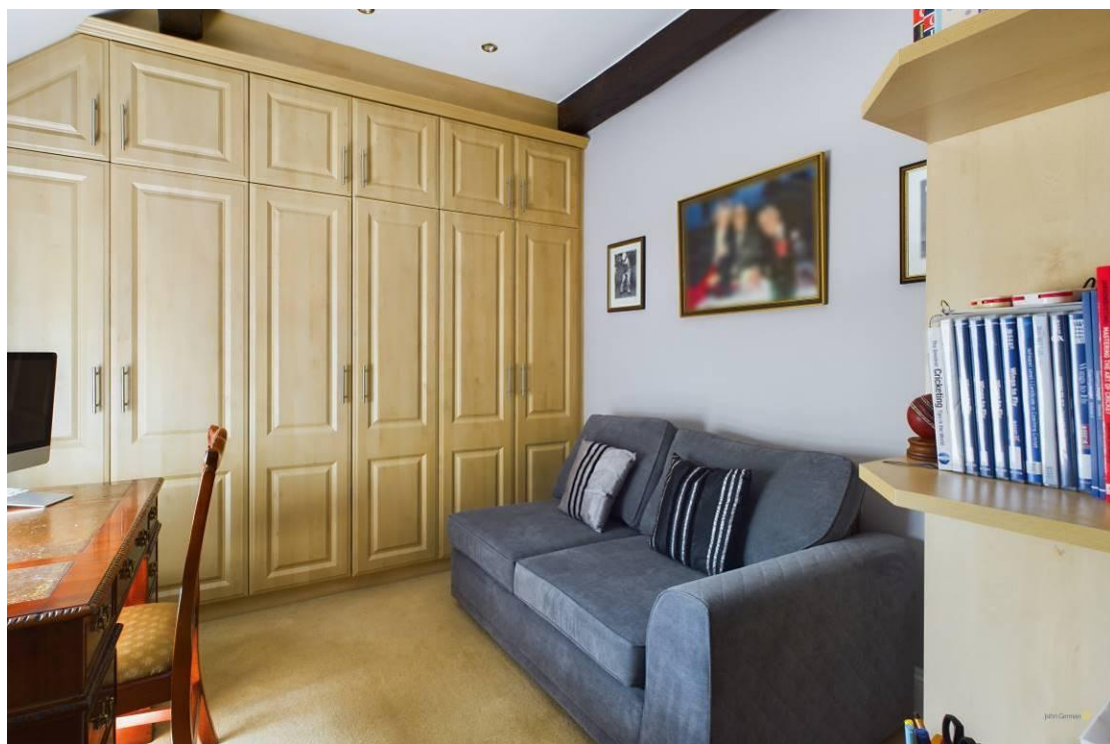
















Ground Floor

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

5121.57 ft<sup>2</sup>

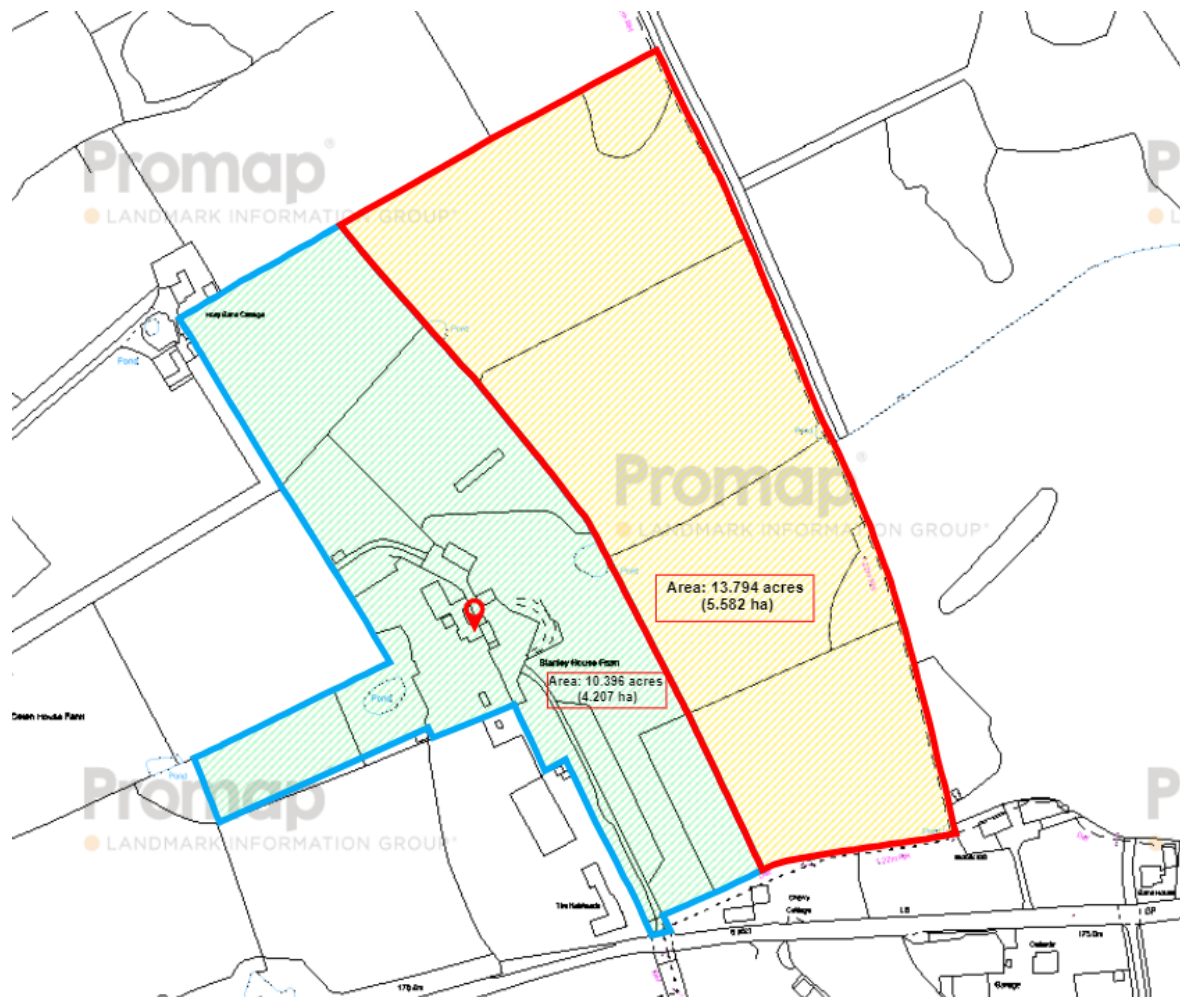
475.81 m<sup>2</sup>



(1) Excluding balconies and terraces

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





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent



