

# Butterhill Lane

Dayhills, Stone, ST15 8RY

John   
German









An aerial photograph of a rural property. A large, traditional detached house with a dark roof and multiple chimneys is situated on a slightly elevated plot. The house is surrounded by mature trees and a well-maintained garden. A road, Butterhill Lane, runs along the top of the property. The surrounding landscape consists of green fields and a line of trees in the foreground.

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£795,000

This traditional detached house of considerable character was built in 1906, standing on a slightly elevated plot and enjoying some wonderful far reaching views. The mature gardens and grounds include a field area and copse, in all extending to approximately 1.1 acres.



The property enjoys a truly lovely location with exceptional views that are a major feature of this fine traditional house and all of the rooms, except one, face south. It is extremely convenient for commuters being within easy access of the canal town of Stone, market town of Uttoxeter and county town of Stafford. Stafford's intercity railway station has regular services to London Euston, some of which take only approximately one hour and twenty minutes.

The detailed accommodation comprises;

An enclosed entrance porch opens into a formal reception hall which has stairs gracefully rising to the first-floor landing. A door opens to steps leading down to a cellar area.

The charming formal dining room has two deep bay windows that enjoy some lovely views, built in bookshelves and drawer along with a traditional fireplace with a cast open basket.

An elegant sitting room has a bay window again enjoying extensive rural views, a brick fireplace with multi fuel cast stove and original built-in drawers to the side. Double French style doors open to a side porch.

The kitchen has a range of traditional style units with contrasting worksurfaces, a ceramic hob with oven beneath, a stainless-steel double bowl sink and drainer plus a recess housing a further range of drawers plus an additional oven. Tiled flooring runs underfoot and continues through a wide opening into the lovely breakfast room which has an excellent range of original built-in cupboards. A door leads to the side porch.

A utility room has ample space and provision for domestic appliances, a ceramic sink and double drainer. It leads to a shower room with a toilet and basin.

The first-floor galleried landing gives access to five bedrooms all of which have stunning views. The principal bedroom has fitted bedroom furniture and two of the other bedrooms have original built in cupboards. The family bathroom has a bath with shower and screen above, a wash basin standing on an original cast stand, WC and an airing cupboard.

Outside - There is a gated entrance to a spacious drive which in turn leads to an excellent double garage with remote controlled doors and stairs up to a first-floor loft space. There is also a brick and tile workshop.

Immediately at the side of the property is a south facing sun terrace and access to an outside WC. Step lead down to a side lawn having a wide variety of trees and shrubs. To the rear is a productive garden and a stable block that comprises two loose boxes and a tack room. In addition, there is a tractor store. The garden area extends to a field, beyond which lies a delightful copse.

**Notes:** The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. There may be covenants and right that we aren't aware of at this moment in time.

**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:** Traditional

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Our clients are in the process of having a new private drainage system installed that will be fully compliant with the latest Environmental Agency regulations

**Heating:** Oil

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

**Broadband type:** 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 G

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

**Our Ref:** JGA/26032025

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.

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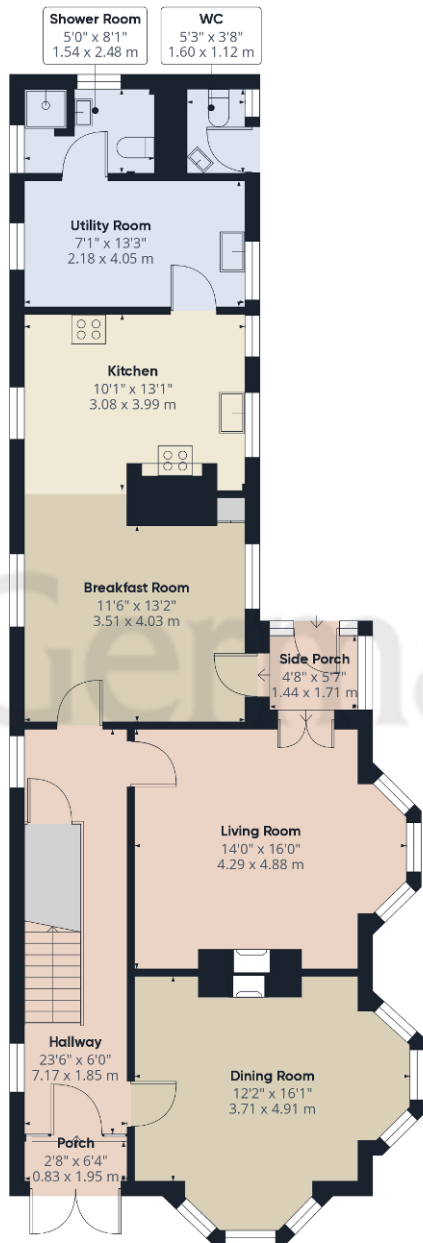








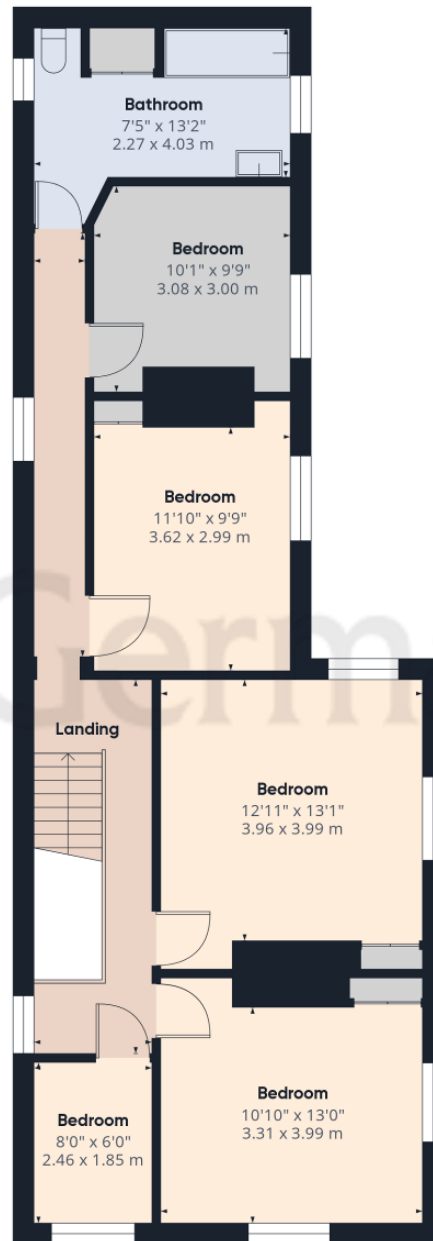




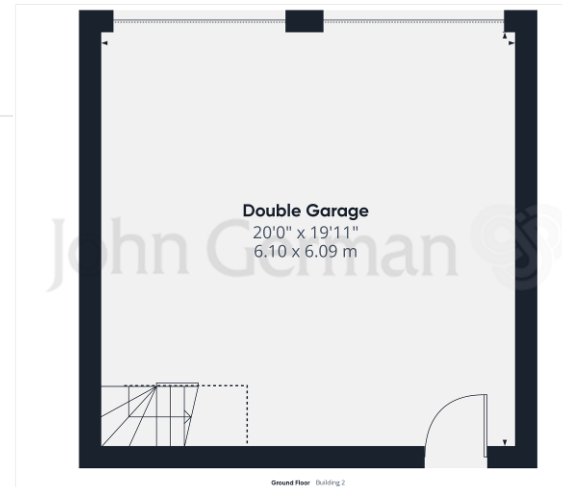
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1059.39 ft<sup>2</sup>  
98.42 m<sup>2</sup>

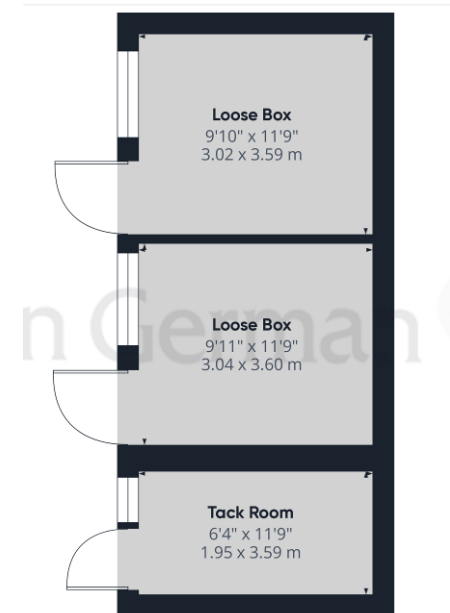
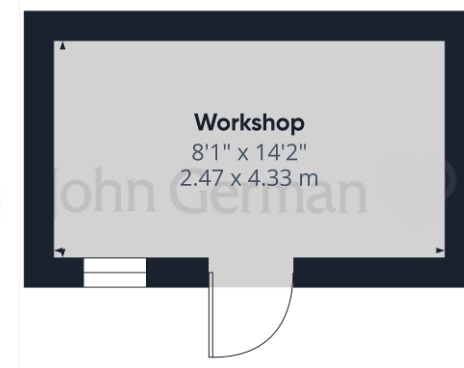
Approximate total area<sup>(1)</sup>  
850.78 ft<sup>2</sup>  
79.04 m<sup>2</sup>



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 4





### Agents' Notes

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**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		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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