

Pershall Farm

Pershall, Eccleshall, Stafford, ST21 6NE

John
German



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£1,000,000

An attractive Grade II listed Georgian farmhouse
sitting on a superb elevated plot just outside of
Eccleshall.



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Pershall Farm is an elegant Grade II listed farmhouse enjoying an elevated plot, offering breathtaking panoramic views over the garden, paddock and over the neighbouring farmland beyond. The property is situated within easy reach of the centre of the highly sought-after market town of Eccleshall, which has a range of boutique shops, welcoming pubs and restaurants and supermarket. The county town of Stafford has a wider range of amenities including an intercity railway station with some excellent services, including Virgin trains to London Euston that take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

This imposing detached farmhouse spans over 3,100 square feet and features six double bedrooms, two luxury en-suites and a family shower room.

There are a choice of living spaces, including a spacious south-facing living room complete with an impressive inglenook fireplace, dining room and home office/playroom.

The heart of the home is the impressive bespoke farmhouse style kitchen, equipped with solid wooden cabinetry and quartz work surfaces, oil fired aga, copper sink, and a selection of high-end integrated kitchen appliances including two Miele ovens, dishwasher and microwave.

The separate formal dining room has pleasant views over the garden and an opening leading into the versatile home office or playroom.

Steps lead down from the main entrance hallway to the cellar. Completing the ground floor is a useful utility room and guest cloakroom.

On the first floor, there are three well proportioned double bedrooms, two of which have luxury re-fitted en-suites, plus the family shower room.

The master bedroom features two large fitted wardrobes complete with hanging rails, shelving and drawers, and enjoys far reaching views of the garden and surrounding countryside. The en-suite bathroom has been recently re-fitted to a very high standard with a contemporary corner bath, twin wash basins in a vanity unit, low level WC, two heated towel rails and a large double shower enclosure with rainfall shower attachment. There are exposed timber beams to the ceiling with spotlights.

Bedroom two also has fitted wardrobes and a beautiful contemporary en-suite comprising panelled bath, wash hand basin, low level WC, heated towel rail, large shower enclosure with rainfall shower, and exposed beams to the ceiling with spotlights.

Completing the first floor is the family shower room, which is located next to bedroom three, fitted with a corner shower cubicle with mains shower, low level WC, wash hand basin and two chrome style heated towel rails.

On the second floor, there are an additional three double bedrooms. Bedroom six, which is currently being used as a home office/store room, has the benefit of a large store room off, which has planning permission to convert into an en suite - pipes and a radiator have already been installed for this.

Outside, the property sits proudly behind a secure remote controlled sliding gate, operated by key fob, intercom or telephone. There is a large courtyard area providing ample off-road parking for numerous vehicles, which also gives access to the plant room/store room to the side of the property. The home sits on a generously sized plot of both gardens and paddock, featuring a well-manicured lawn, large paved patio seating area, and a variety of plants, trees and shrubs, boasting breathtaking far reaching countryside views. There is an added benefit of a two storey detached barn, offering a number of possibilities. It is currently being used as a workshop, but has previously had planning permission, which has since lapsed, for conversion and would create an ideal Airbnb, or even an option for multi-generational living.

Agents notes: The property is Grade 2 listed.

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:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

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

Broadband type: 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
www.staffordbc.gov.uk

Our Ref: JGA/30062025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Floor -1



Floor 1

Approximate total area⁽¹⁾

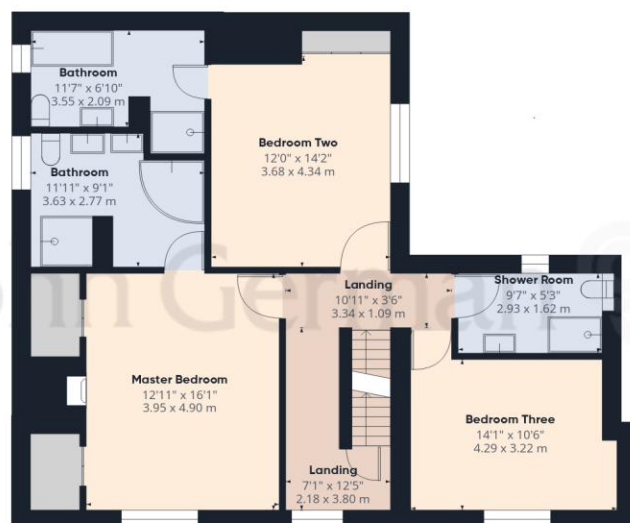
3122 ft²

289.9 m²

Reduced headroom

74 ft²

6.8 m²



Floor 2



Floor 3

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	35 F	
1-20	G		



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