



## Backfold Farm Foundry Square, Stoke-on-Trent, ST6 8PB

### Offers In The Region Of £725,000

Backfold Farm is a stunning country residence the likes of which are rarely found in today's marketplace! A gorgeous detached farmhouse sitting in beautiful gated grounds enjoying a wealth of space both inside and out. Adjoining the home are your very own quality stables and approx 2 acres of luscious paddock land with reaching views as well as formal lawned gardens, a large driveway and huge detached garage! Inside the home you will love the charming layout flowing effortlessly across both floors whilst highlighting the wonderful lifestyle only a farmhouse can provide! The kitchen is the hub of the home with a crackling log burning stove and space for all the family to relax and entertain whilst the lounge is the ideal spot to unwind and of course, this room also has a wood burning stove! Upstairs are three very well proportioned double bedrooms and two luxury bathrooms, it truly feels like residing in a luxurious boutique hotel!! Of course, everywhere you gaze from within will provide you with lovely views of the surrounding area and beyond!

Locally, the property sits close to great village amenities as well as being well positioned for great schools, commuter links and of course, immediate access to miles of stunning countryside!

It's worthy of note that within the gated grounds are two beautiful barn conversions, these are currently offered for sale separately via the same vendor who lovingly renovated them in recent years.

All in all, this truly is a fabulous home that must be viewed so watch our guided video tour, view our photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Hall**

**Lounge 22'11",16'4" x 15'2" (7,05 x 4.63)**

**Dining kitchen 15'1" x 35'9" (max) (4.60 x 10.91  
(max))**

**Rear porch**

**Shower room**

**Stairs and landing**

**Bedroom one 11'5" x 17'1" (3.49 x 5.21)**

**Ensuite**

**Family bathroom**

**Bedroom two 14'7" x 11'1" (4.47 x 3.40)**

**Bedroom three 11'11" x 15'2" (3.64 x 4.64)**

**Garage 27'7" x 19'1" (8.42 x 5.82)**

**WC in garage**

**Stables**

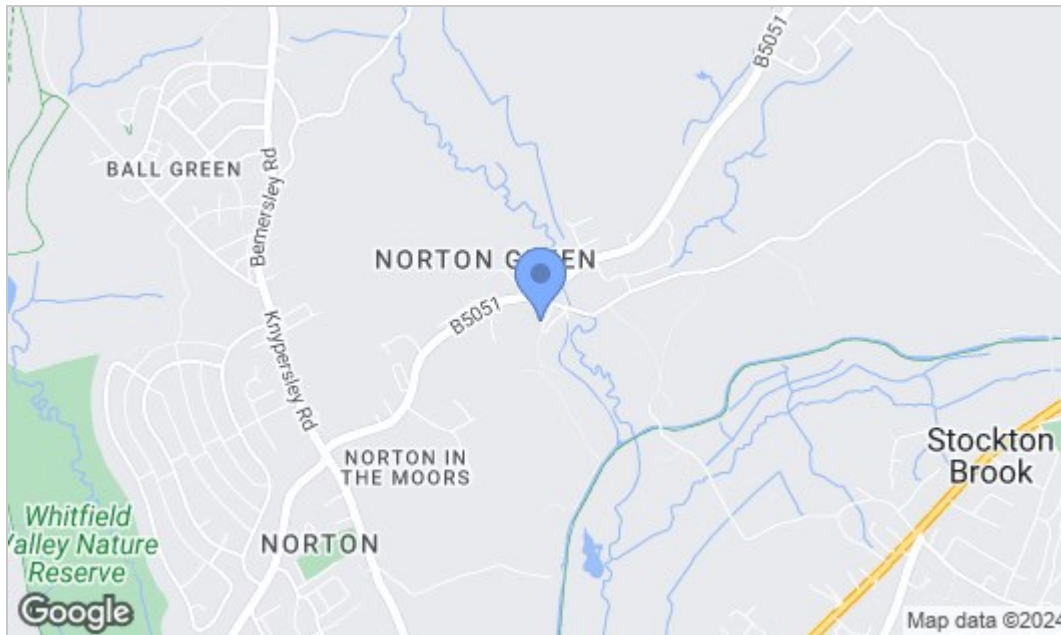
**Large driveway**

**Gardens and land**

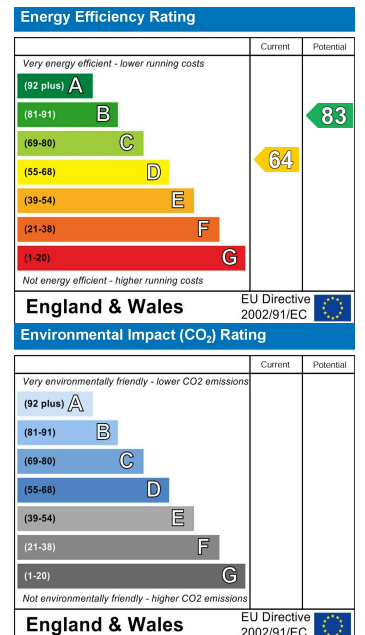
# Floor Plan



# Area Map



# Energy Efficiency Graph



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