

RF
ROWNALL FARM



HISTORIC CHARM WITHIN A RURAL SETTING

On the fringes of the picturesque village of Wetley Rocks which has convenient access to the A50 and M6, stands Rownall Farm, a beautiful stone Staffordshire longhouse dating back to the late 17th century. Although it was rebuilt stone by stone around 20 years ago, it retains all its quintessential charm. Packed to the rafters with original features such as stone flooring, exposed stone, brickwork and wooden beams, you immediately feel the history coursing through each room.

The building has been lovingly and sympathetically restored and period features rub shoulders with modern conveniences, allowing you to enjoy the benefits of both old and new.

On approaching Rownall Farm from its meandering driveway; the leafy gardens and sprawling views quite literally take your breath away. The only thing separating you from the idyllic Staffordshire countryside is the charming stone walls. This really is one of the most picturesque settings for rural living.



CHARACTERFUL FEATURES

As you enter the main building from the front entrance, you're greeted with characterful features. On your left is the adorable kitchen. Imagine exposed brick walls, beamed ceiling, Belfast sink and a stable door that leads out onto a patio area and rear garden – everything you'd expect from a farmhouse kitchen. Open the door to draw gorgeous countryside views inside as you rustle up something delicious for the family.



Return past the entrance door to access the dining room where a brick fireplace and wood burner grab your attention. This is an intimate and cosy space for dining with friends and family, especially during the winter with the crackling wood fire.

An inner hallway leads you to the utility room and the lounge, which is tucked away at the other end of the property. This is perfect for quiet evenings when you want to escape any stresses of the day.



"A pure oasis of calm where you can lose yourself in stunning countryside and period charm"





ROOMS WITH A VIEW

Step up to the first floor via the wooden staircase which sweeps past a mullion window frame and chunky wooden lintel. You'll find two gorgeous bedrooms which are spacious and light with heavenly views across the gardens and fields. Wooden flooring and exposed beamed ceilings enhance the calm and peaceful ambience. There's also a comfortable reading room/study which can double up as an extra bedroom. While one of the bedrooms features an ensuite shower room, a larger family bathroom with a freestanding, clawfoot bath serves the other rooms.



A further staircase leads you up to the second floor where you have another three attic rooms, which can be used either as additional bedrooms, office space or gym.



THE PERFECT HIDEAWAY

Adjacent to the main building is a detached double garage with separate access from the side door leading into a fully equipped fitted kitchen and shower room. From here, climb the staircase to the first floor where a huge space spans the entirety of the garage. Owing to its size, private access and current facilities, this would make a fabulous self-contained dwelling either for older children or relatives.

While the upstairs space could become a large bedroom, the downstairs garage could be converted into a lounge area (subject to planning permission). As it already benefits from heating and power, it should be relatively straightforward to convert.



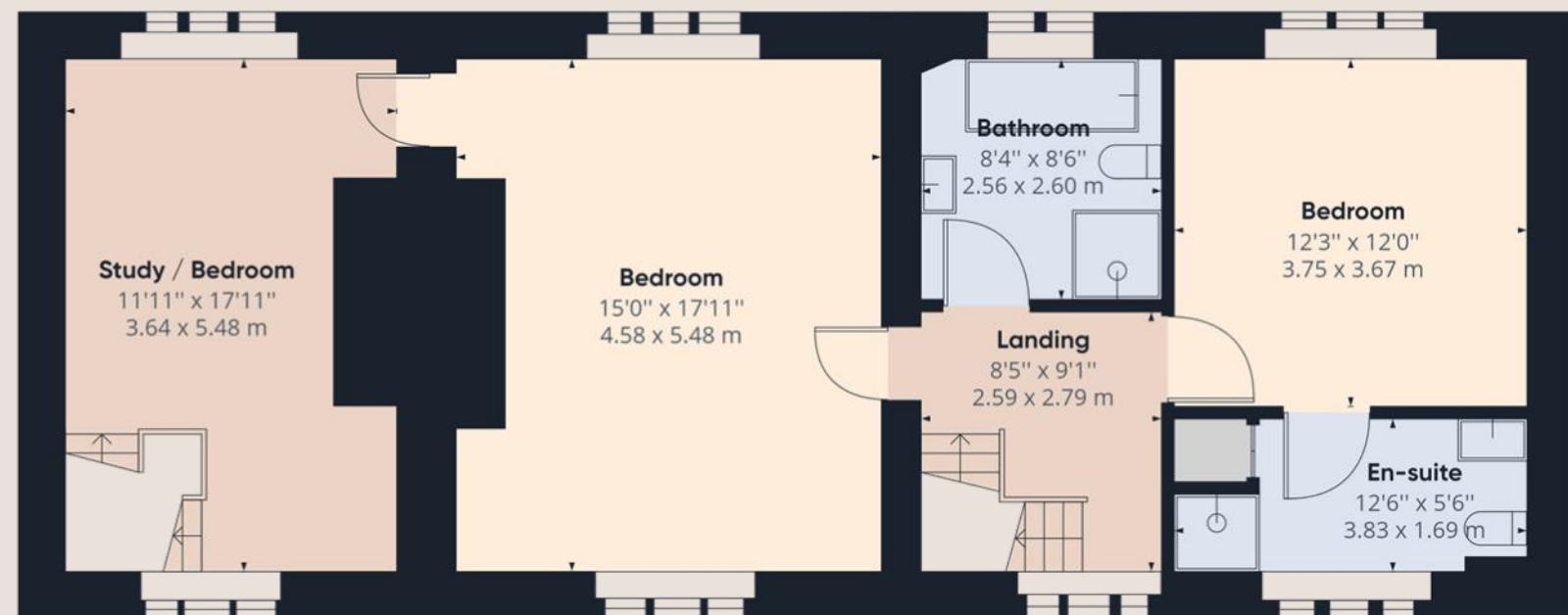
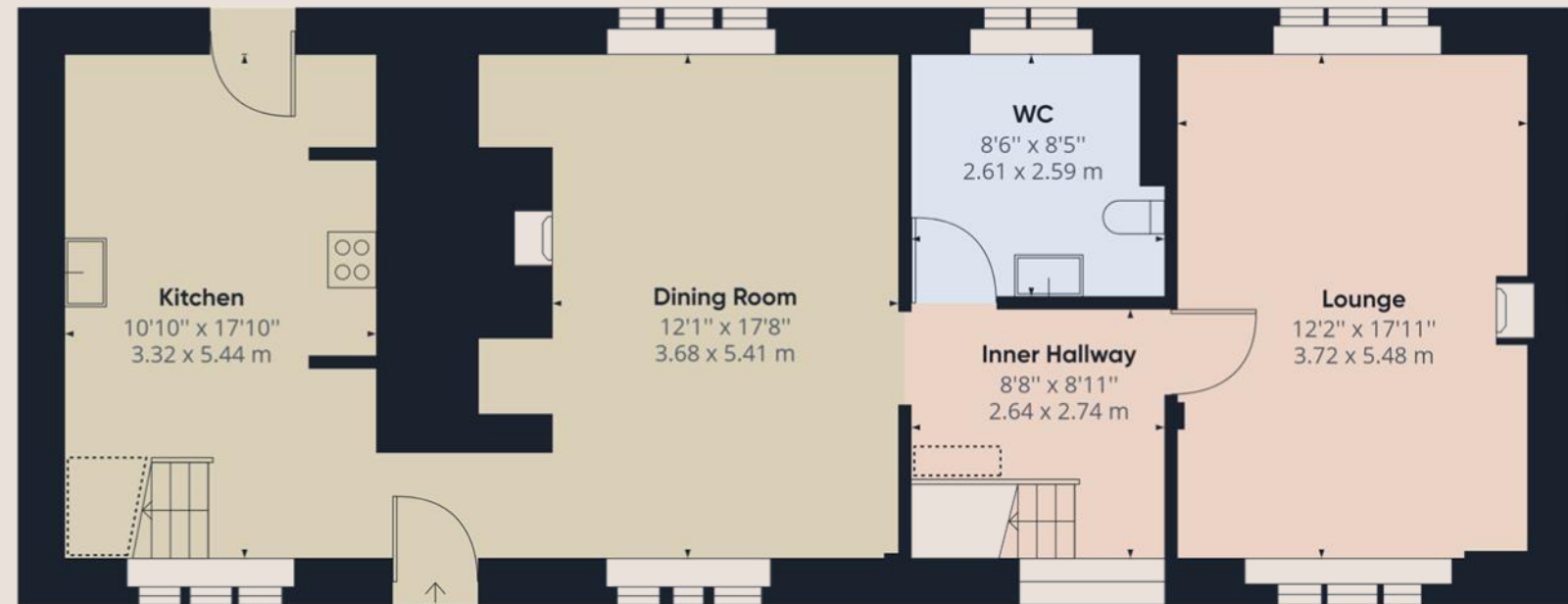


What makes Rownall Farm even more exceptional are its well-maintained gardens. The 1.5 acres are fringed by lush shrubs and mature trees that frame bucolic views. There's also a pony paddock and a thriving vegetable patch, ideal for anyone with green fingers who enjoys pottering in the garden.

- Mains services
- Grade II
- Circa 1.5 acres including paddock
- Originally built in 1674
- Fully rebuilt approximately 20 years ago
- EPC rating: E









Double Garage
20'7" x 21'8"
6.29 x 6.61 m





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Addison Mead
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