



Lower Farm  
Hilderstone



Lower Farm,  
Sandon Road  
Hilderstone  
ST15 8SF



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3.29 ac

An attractive Traditional Staffordshire Farmhouse with adjoining land set in the heart of the pretty village of Hilderstone. The property comprises of a three storey farmhouse with adjoining pasture land with the property extending to 3.29 acres (1.331 Ha) or thereabouts.

### Guide Price:

£650,000



Uttoxeter Office - 01889 562811



Uttoxeter@bagshaws.com

### Description:

This is an amazing opportunity to purchase a detached Grade II Listed three storey farmhouse occupying a prominent position in a sought after village. The adjoining pasture land lies to the north and east of the farmhouse and extends to 3.29 acres (1.331 Hectares). The farmhouse offers good sized accommodation over three floors with a farmhouse kitchen and pantry off, utility room, two principal reception rooms, 4 bedrooms, a bathroom and three good size attic rooms. The farmland is split into a useful paddock with road frontage with a further paddock to the rear of the farmhouse. Extending to 3.29 acres (1.331 hectares), the land is laid to permanent grass and has been used for sheep grazing.

The property provides a great opportunity to purchase a bit of Staffordshire history in this unique location.



# Ground Floor

## **Boot Room**

9' 1" x 8' 0" (2.77m x 2.45m)

Small entrance hallway from the back door with tiled floor

## **Snug:**

14' 5" x 9' 0" (4.40m x 2.75m)

With fireplace and window to the front of the property

## **Kitchen**

16' 6" x 11' 7" (5.03m x 3.53m)

With original Butlers sink.

## **Utility/Pantry**

16' 1" x 6' 9" (4.91m x 2.05m)

Split into 2 rooms, one housing the new heating system in the first room.

## **Dining Room**

14' 10" x 14' 4" (4.51m x 4.37m)

With open fire and wooden beams to ceiling

## **Front Hallway**

With stairs leading to the first floor, room for coats and an understairs cupboard

## **Sitting Room**

14' 2" x 13' 9" (4.31m x 4.20m)

Timber beams to the ceiling and a feature brick fireplace





# Accommodation

## **Bathroom**

11' 10" x 7' 3" (3.61m x 2.21m)

With a new bathroom suite comprising of a Bath, Shower, W.C. and basin

## **Bedroom 1**

14' 11" x 14' 6" (4.54m x 4.42m)

Large front facing double bedroom with timber beams to ceiling.

## **Bedroom 2**

14' 4" x 14' 0" (4.36m x 4.26m)

Large double bedroom with timber beams to ceiling.

## **Bedroom 3**

14' 6" x 9' 1" (4.43m x 2.77m)

With steps leading from the landing area to a double bedroom with front window aspects

## **Bedroom 4**

12' 4" x 11' 10" (3.77m x 3.60m)

Good sized double bedroom with built in cupboard

## **Attic Room One**

20' 9" x 14' 5" (6.33m x 4.39m)

Double room with large timber roof beam

## **Attic Room Two**

14' 10" x 14' 5" (4.52m x 4.40m)

Double Room with wooden floor

## **Attic Room Three**

14' 6" x 8' 2" (4.41m x 2.49m)

Large double room with wooden floor



# Externally

The farmhouse is approached via a private driveway leading from Sandon Road which curves around the rear of the property providing shared access to the neighbouring barn conversions.

There is an ample parking area immediately to the rear of the farmhouse leading to the backdoor. A small lawned area adjoins this which houses the septic tank for the farmhouse and there is an additional lawned area behind the garage building. To the front of the property, there is a small gravel patio garden with partial stone wall to the Sandon Road.

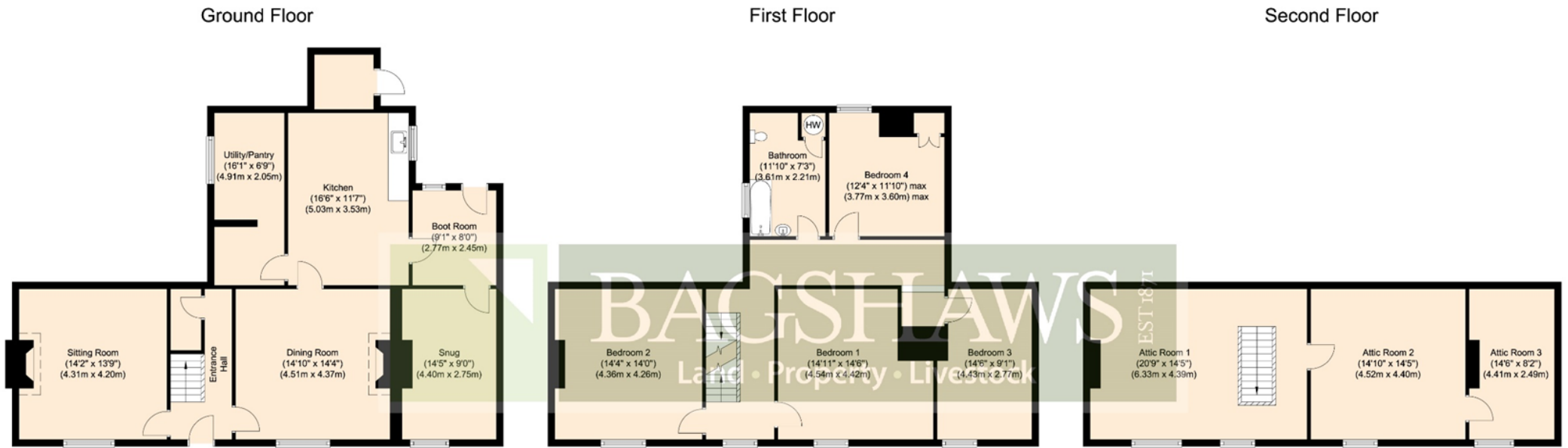
## The Land

The land is split into two main areas: the Paddock adjacent to the farmhouse and the land to the rear of the farmhouse. It is classified as Grade 4 under the MAFF agricultural Land Classification Scheme and is situated within a Nitrate Vulnerable Zone.

The Paddock lies adjacent to the Farmhouse, is accessed via the access track to the farmhouse and extends to 0.88 acres (0.358 Ha) in total. The field has good timber post and rail fencing or mature hedgerows to its boundaries. The field is level and laid to permanent pasture, having been used for sheep grazing in recent years. The paddock is situated within the Hilderstone Conservation Area.

The land to the rear of the farmhouse has its own separate access from the track and extends in total to approximately 2.41 acres (0.98 Ha). The land is gentle undulating, laid to permanent pasture and has its own cattle corral.





## Lower Farm, Hilderstone, Stone, ST15 8SF

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**

# General Information

## Services:

Mains water, mains gas and mains electricity are connected to the Farmhouse. The property is heated by a gas combi boiler. The drainage is understood to be via a private septic tank system located in the rear garden of the farmhouse. Purchasers will have to satisfy themselves as to the working order of the septic tank.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

There is a right of way over the access track for the benefit of the owners of the barn conversion properties within the courtyard area of Lower Farm. It is understood there is a maintenance agreement in place for the owners of the barns and the farmhouse contribute to the upkeep of the courtyard and driveway. Further details are available on request. The Front Paddock is crossed by an Electricity line which has a Wayleave in place.

## Basic Payment Scheme

We understand the land has not been registered for the Basic Payment Scheme and there are no entitlements held for the land.

## Local Authority

Stafford Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ

## Solicitors

Wooliscroft Solicitors, 51 High Street, Stone, ST15 8AF Ref: TBC

## Method of Sale

Private Treaty

## Viewing

Strictly by Appointment only. Please contact our Uttoxeter office to book a viewing on 01889 562811.

**EPC Rating**—G

**Council Tax Band**— G

## Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

## Directions:

From Uttoxeter, take the B5027 (Bramshall/Uttoxeter Road) out of Uttoxeter, heading west towards Stone. Continue along the B5027 for approximately 8.5 miles, travelling through the villages of Bramshall, Field, Coton Hill and Milwich. After passing through Milwich, at the large crossroads, turn right on to the B5066 Sandon Road towards Hilderstone. In the centre of the village you will find Lower Farm located on the right hand side as denoted by our "For Sale" board.

WhatThreeWords: appoints.scarecrow.parts

## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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**69 Derby Road, Uttoxeter, Staffordshire, ST14 8EB**  
**T:** 01889 562811  
**E:** [uttoxeter@bagshaws.com](mailto:uttoxeter@bagshaws.com)  
[www.bagshaws.com](http://www.bagshaws.com)  
In partnership with Bury and Hilton

**Offices in:**

Ashbourne	01335 342201
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