



Burston House and The Stables
Burston | Stafford | Staffordshire | ST18 0DS



BURSTON HOUSE
AND THE STABLES



GROUND FLOOR

On entering Burston House you really appreciate the character and wealth of original features throughout this lovely Georgian home complimented by natural light and neutral décor with its high ceilings through the entrance hall giving an ambiance of spacious living. This continues into the reception rooms with the dual aspect Georgian windows offering lovely views to the gardens and the welcoming fireplace in the sitting room and the inglenook fireplace in the dining room. The farmhouse style kitchen with aga is a natural place to congregate with friends or family and has a more open plan layout with the addition of the family area. There is also a separate utility room as well as substantial sized pantry and downstairs cloakroom to complete the downstairs accommodation.





SELLER INSIGHT

“*Burston House has been my family home since the 1960s. My childhood was spent here before I grew up and brought up my own children here, so it is very special to me. Set in a peaceful village location in Staffordshire, the location is just wonderful and the views haven't changed since it was built,*” say the owners.

“Burston is a quiet little hamlet set around the village pond with no through road. It's very quaint and surrounded by beautiful countryside, yet everything we need is easily accessible, so it truly is the best of both worlds here. I love that we can step out of the door and head straight on to some lovely walks and along the renowned ancient pilgrimage of Two Saints Way. The busy local pub has been run by three generations of the same family and you're always assured of tasty home cooked food. We also have a well-stocked shop and a weekly Post Office just a mile away in the next village.”

“Our wraparound garden is tranquil and secluded. We have a large Kitchen Garden and greenhouse where we grow our own fruit and vegetables, including strawberries, raspberries, gooseberries, carrots, onions, potatoes, and beans. We also enjoy a good harvest from the fruit trees and there's nothing nicer than hot crumble in winter made using your own apples. It's perfect for entertaining too as there is plenty of space for marquees on the lawn and our children loved kicking a football around and climbing up to their tree houses.”

“The front of the house is classically Georgian with original features including deep skirting boards, shutters, and coving. It's quite formal in comparison to the open plan kitchen / family room at the back of the house which is more modern and laid back. Guests tend to gravitate to this welcoming space and we can quite often be found in there enjoying the views. I think I will miss my AGA most of all – it's been a constant companion to me and I've loved its reassuring warmth, along with the practicalities of cooking and drying clothes.”

*“We have made a number of changes during our time here, including converting the stables into a separate 2-bedroom cottage that is ideal for multi-generational living. It's been a real asset to the property and more recently it's been utilised as an Airbnb rental.”**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The first floor accessed via the lovely main staircase off the entrance hall has 4 double bedrooms all presented to a high standard with lovely views over the gardens to all sides. The master bedroom has its own jack and jill ensuite facilities with the family bathroom as well as bedroom 2 again having its own en-suite. A further staircase leads to the 2nd floor.







SECOND FLOOR

A further 2 double bedrooms reside on this floor with one having its own en-suite each again is well presented and light airy. A separate study and superb vaulted office perfect for homeworking complete the 2nd floor accommodation with a separate staircase to the ground floor being accessible.





OUTSIDE

The access to Burston House opens to an enclosed courtyard with parking for several cars. The driveway leads to a barn which offers garaging and a useful workshop space. The driveway continues to a further double garage.

The gardens are mainly laid to lawn and split into different areas and wrap all the way around the house and outbuildings. There is a large south facing lawn with terrace, as well as a front and side garden which run down to a brook. There is also a kitchen garden, greenhouse and orchard to the side of The Stables.





THE STABLES

The Stables is a recently refurbished two-bedroom cottage which is currently been used as an AirBnB and an ideal investment opportunity or further annexe accommodation. Spaciously deceptive with an open plan kitchen and dining area with a modern feel. The dining area leads to the hallway which includes an office area and guest WC. The sitting room is bright and spacious with open fireplace and French doors to the garden. Stairs rise to the galleried landing which leads to two double bedrooms and bathroom with separate shower.







LOCAL AREA

Burston House and The Stables is situated approximately 3 miles from the market town of Stone. The nearest railway station is Stone or Stafford Stations offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins.



INFORMATION

Services, Utilities & Property Information
Utilities –

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability – superfast 40-66 mbps download speed and 9-16 mbps upload speed.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 40-66 Mbps and highest available upload speed 9-16 Mbps

Planning permission

Tenure – Freehold

Local Authority: Stafford Borough Council

Burston House Council Tax Band: G, The Stables Council Tax Band: B

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

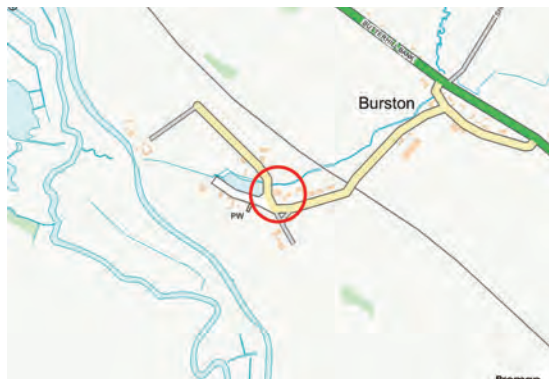
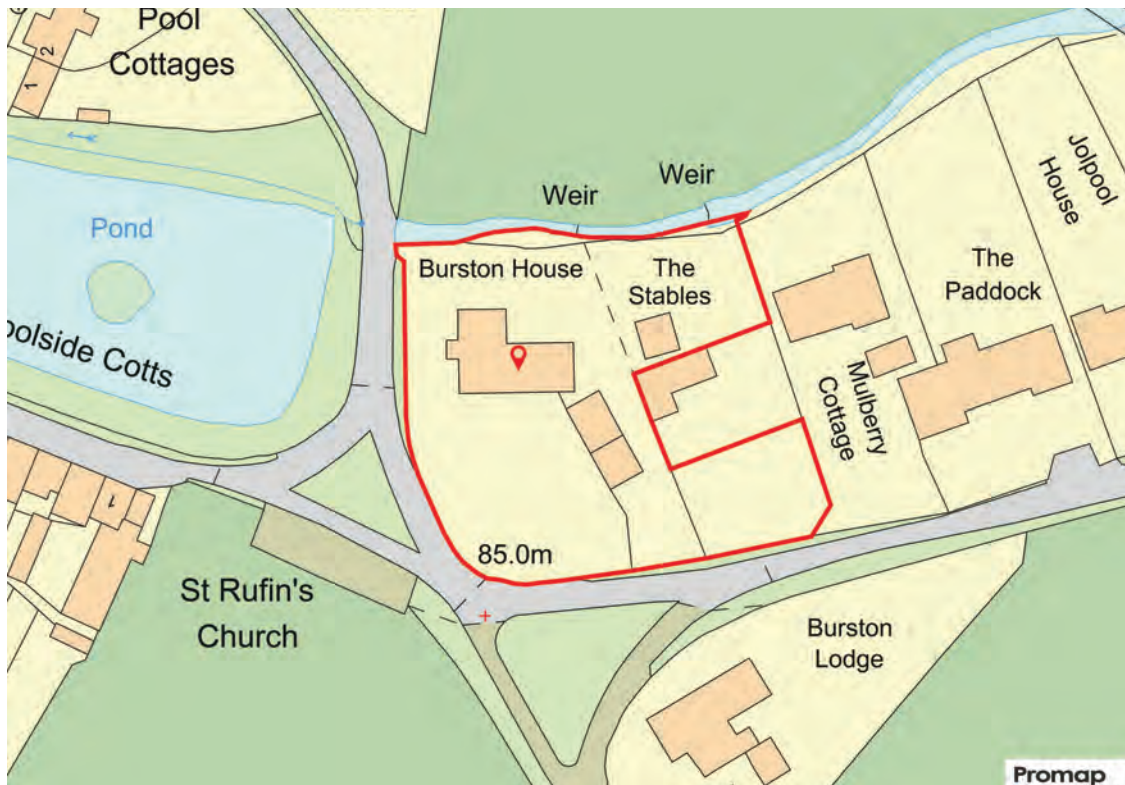
Opening Hours

Monday to Friday 8.00 am – 8.00 pm

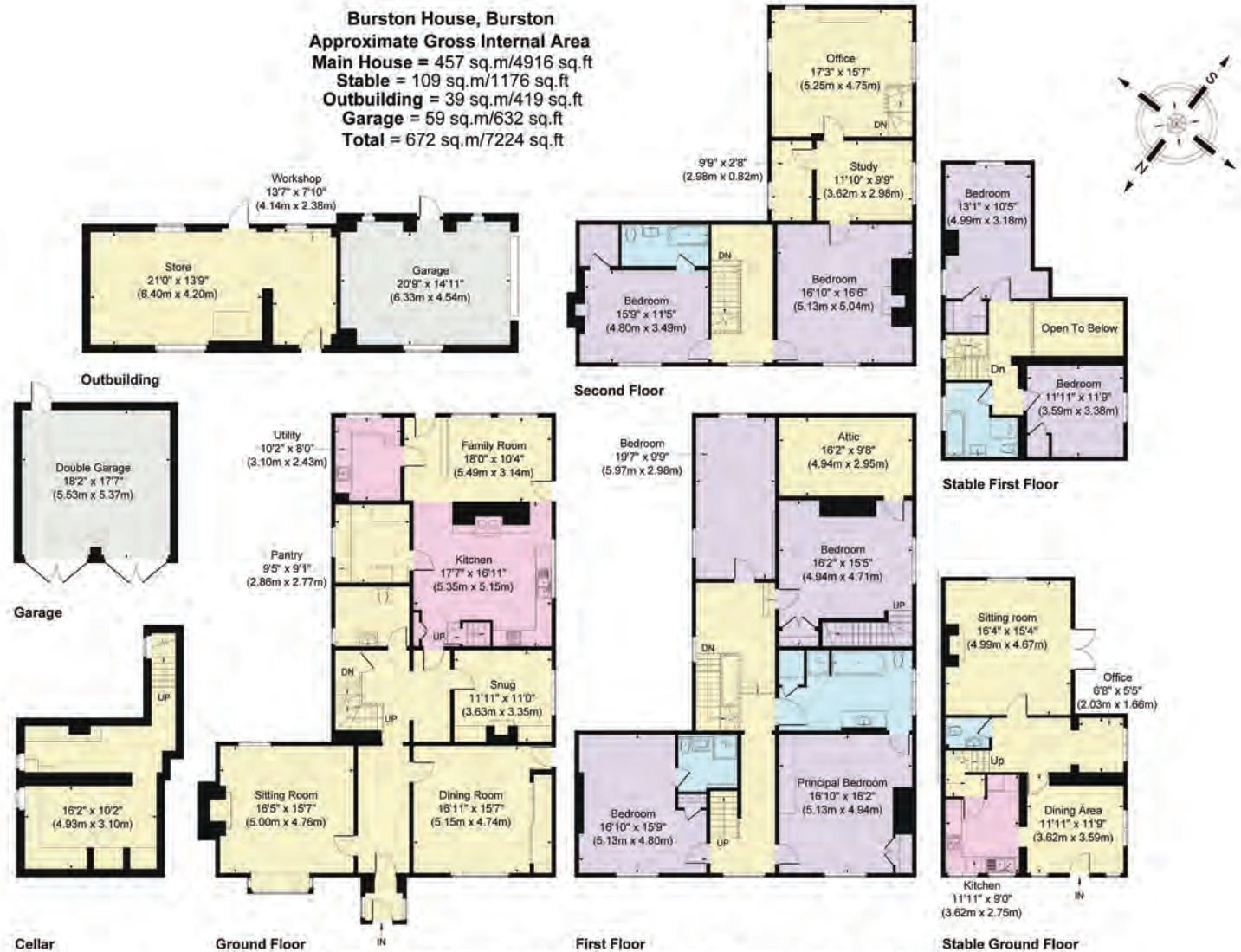
Saturday 9.00 am – 4.30 pm

Sunday 10.00am – 4pm

Guide price £1,500,000



Burston House, Burston
Approximate Gross Internal Area
Main House = 457 sq.m/4916 sq.ft
Stable = 109 sq.m/1176 sq.ft
Outbuilding = 39 sq.m/419 sq.ft
Garage = 59 sq.m/632 sq.ft
Total = 672 sq.m/7224 sq.ft



EPC Exempt - Main House

Annexe

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 11.03.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK
PARTNER AGENT

Fine & Country Staffordshire
07957 299705
email: karl.rusk@fineandcountry.com

Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07957 299705 | karl.rusk@fineandcountry.com

