



Dairy House  
Horsley | Eccleshall | Stafford | Staffordshire | ST21 6JD

# DAIRY HOUSE

*Dairy House is a lovely detached property sitting in just under 3 acres of land including paddocks, stables and private gardens in the hamlet of Horsley and close to the popular and charming market town of Eccleshall. This family home includes 4 bedrooms 2 bathrooms and 3 receptions with the addition of a sunroom. There is also a separate detached outbuilding currently used as a gym and tack room which can be converted into a fully fledged annexe. In summary a well presented home in a quiet location.*







# GROUND FLOOR

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On entering Dairy House you immediately appreciate the light and airy ambiance complimented with the neutral décor. This is emphasized within the entrance hall with its high ceilings and impressive staircase to the first floor as well as the 1st floor window allowing light to flood in. There are 3 receptions, and each retain a balance of spaciousness and light but also coziness in the wintertime with the sitting room having the log burner as the focal point of the room and complimented by the exposed beams and wooden features throughout. Equally the main reception is similarly sized and spacious with its double aspects allowing natural light to create an airy ambiance throughout and again the fireplace being the focal point of the room. The kitchen is modern and ideal for the practicalities of family living with the breakfast table being a natural setting to congregate with family and friends. Again, there is a pleasant balance of contemporary and traditional styling with the modern appliances and character features which include the exposed wooden beam to the ceiling. The kitchen then leads through to the formal dining room, ideal for entertaining guests and after dinner a chance to relax in the sunroom and enjoy the views over the rear gardens and a perfect place to entertain in the summer with the flow to the gardens via the French doors. There is also a very useful boot room with direct access to the outside a separate utility room and downstairs shower room to complete the downstairs accommodation.

















# SELLER INSIGHT

“ This stunning spacious, elegant, home, along with its stables and paddocks, stands on a large acreage of land surrounded by exceptionally beautiful Staffordshire countryside. Conveniently close to the picturesque town of Eccleshall which contains everything required for day to day living. Parts of the house date back to the 1700s but it has been the very special family home for Ian and Chris since 2002

“As we keep horses and ponies, we were looking for a large property with land. Although desiring a rural location, we did not wish to be far from everyday requirements and this property with its land was perfect for us. However, the fascinating house has had many uses throughout the years and was in a very sad condition, but its location was ideal. Rising to the challenge ahead, we undertook a very large project to bring the property back to life, always having respect for its unique history. Initially, we were able to live in our previous home until it was sold, but then more or less camped in Dairy House and moved from room to room whilst the renovation took place. We uncovered so many delightful features as the work progressed, such as beautiful fireplaces, one being a glorious inglenook – now housing a wood burning stove in one of our main reception rooms. Discovering the fabulous parquet flooring, was an utter delight. Another special feature for us is our large welcoming hallway with its somewhat amazing staircase and does offer the wow factor to all who cross our threshold. We do feel quite proud in our achievement in creating this stylish, functional and comfortable home, and one which we love to share with friends and family.”

“As with the house, we have restored and maintained the land and outbuildings beautifully and being able to see our horses grazing is brilliant. We have also utilised our garden and land for many sociable events, one being a special birthday for our daughter when we erected marquees along with other attractions and entertained around 200 guests. Our garden is neat and such a special place in which to relax and marvel at its fabulous outlook.”

“We have lots of local footpaths and bridlepaths to explore and Eccleshall, quite possibly Staffordshire’s nicest village, is within walking distance. It is a thriving community containing excellent education amenities, good shops, pubs and restaurants, with many activities taking place to suit all tastes. In addition, both road and rail networks are convenient to access.”

“After living here happily and content for so long, it is time for the next adventure in our lives and for the next family to unpack their boxes and enjoy life in this fabulous house in this amazing location.”\*

\* 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

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In keeping with the ground floor the first floor is spacious light and airy complimented by the neutral décor and has 4 double bedrooms all presented to a high standard with some lovely character features and views over the grounds. There is also a full width Balcony off Bedroom 2. The landing with its ornate staircase also leads to the 2nd floor and the attic space which has currently 2 rooms and could be converted to create more accommodation if required. The family bathroom is spacious and modern as well as having a certain charm in its styling and design.

























# OUTSIDE

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The majority of the grounds are a combination of paddocks and private gardens amounting to approximately 2.75 acres including a substantial patio area adjacent to the rear of the property and perfect for entertaining. There are several outbuildings including a double garage, single garage and adjoining annexe which is currently uses one room as a gym and one room as a tack room. This could be easily converted into a fully self-contained annexe and perfect for multi-generational living. There is also ample parking for numerous vehicles in front of the house accessed via an electric gate at one side of the house and a second gated drive at the other side.











## LOCAL AREA

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Horsley is situated approximately 1-mile south west from the popular and charming market town of Eccleshampton, which in turn the A519 road runs through the town. Junction 14 of the M6 motorway is five miles south of Eccleshampton on the A5013. The nearest railway stations are Stafford and Stone offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.







# INFORMATION

## Services, Utilities & Property Information

Oil Fired Central Heating and Septic Tanks

Mobile Phone Coverage – 4G / 5G

Broadband Availability – Super fast Broadband up to download 35 mbps upload 6 mbps

Special Note – none

Tenure – Freehold

**Local Authority:** Stafford Borough Council

## Viewing Arrangements

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

## Opening Hours

Monday to Friday 8.00 am – 8.00 pm

Saturday 9.00 am – 4.30 pm

Sunday 9.00am – 4pm



*Offers over* £ 1,250,000

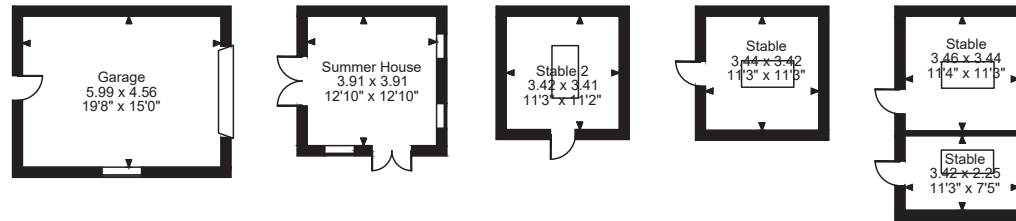
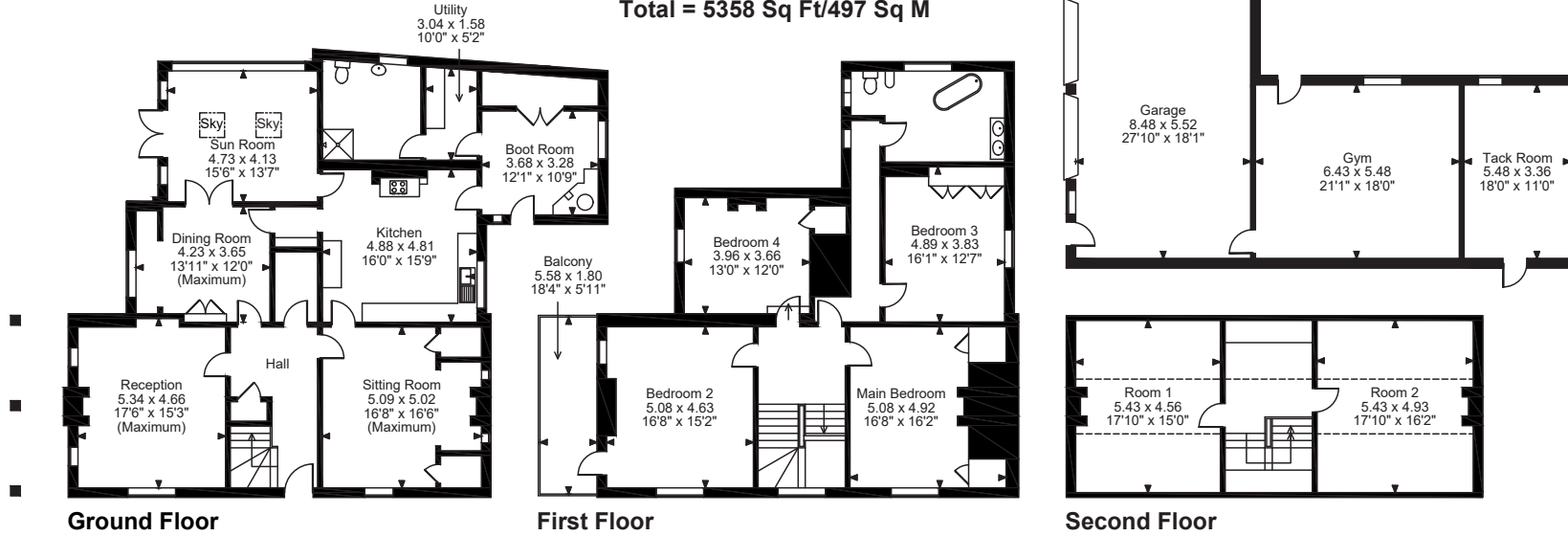
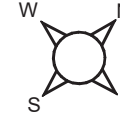
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**Dairy House Horsley, Eccleshall, Stafford**  
**Approximate Gross Internal Area**  
**Main House = 3340 Sq Ft/310 Sq M**  
**Garages & Gym = 1186 Sq Ft/110 Sq M**  
**Outbuildings = 832 Sq Ft/77 Sq M**  
**Balcony external area = 108 Sq Ft/10 Sq M**  
**Total = 5358 Sq Ft/497 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |







# FINE & COUNTRY

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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

ASSOCIATE

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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

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