



Fairfield Farm
Cheadle Road | Alton | Stoke-on-Trent | Staffordshire | ST10 4DH

FINE & COUNTRY

FAIRFIELD FARM



“Quietly nestled within approximately 28-acres of private landscape, rolling pastures, woodland edges, dry stone walling and natural hedgerows with sweeping views out across the Staffordshire Moorlands and beyond.

This is a home shaped by the Countryside and heritage, a home that has been composed with meticulous craftsmanship and pride. Enriched by a portfolio of beautifully presented residential dwellings within the grounds offering established income opportunity, Fairfield Farm is an extraordinary Country House and Estate property of timeless character and contemporary elegance.”



HIGHLIGHTS

- A Distinguished Country House & Estate Property Within Approx 28 Acres
- Beautiful Detached Sandstone Country House With Detached Sandstone Garden Annex
- Multi-Residential Drovers Barn + 3 Log Cabins with Established Income Yield
- Woodcutters Barn With Further Residential Potential (STPC)
- Large Agricultural Barn, Outbuildings & Extensive Parking
- Agricultural & Equestrian Grazing with Established Income Yield
- Sweeping Main Driveway With Secondary East Driveway
- Meticulously Maintained Country Estate With Dry Stone Walls, Natural Hedging & An Old English Orchard
- Located In An Area Of Natural Beauty & Incredible 360' Views
- Main House 2766 sq/ft | Approx 28 Acres | Council Tax G | Local Authority: Staffordshire Moorlands | Farmhouse EPC C
- Garden Annex /Drovers Barn /3 Log Cabin; EPC /Council Tax information available upon request

FAIRFIELD FARM COUNTRY HOUSE

A Country House & Estate of Genuine Distinction

A long private driveway, bordered by beautifully dry stone walls, guides you towards Fairfield Farm Country House. Set within approximately 28 acres of paddocks, fields, a stunning spring fed lake, wonderful Old English Orchard and sits with perfect confidence at the heart of its idyllic estate.

Beautifully constructed in 2010 of Sandstone and finished with white painted oak-framed windows. The residence balances the classic two-storey Country House architecture with single-storey detailing, blending naturally into its Country surroundings. South facing and filled with natural light throughout the day, every room enjoys a connection to the landscape with stunning views from every window. This is a home conceived for family, friendship and for those who appreciate the serenity and sophistication of true country living.

STEP INSIDE

From within the inner hallway with a bespoke Oak staircase and half galleried landing above the feeling of elegance, space and calmness is immediate. Beautiful Oak flooring leads you to the downstairs cloak with laundry, a beautiful light filled study with oak cabinetry. Two formal reception rooms, each with beautiful oak beams. The sitting room is centered by a stunning Inglenook fireplace with Clearview wood burning stove, leading through to the garden/dining room with French doors leading onto terraces at the rear, perfect for summer entertaining.

The bespoke staircase handcrafted in Oak rises to the principal bedroom suite and two guest bedroom suites, each beautifully appointed offering private ensuite facilities and stunning views across the estate to the lake beyond.



SELLER INSIGHT

“ Fairfield Farm was purchased just over twenty five years ago and lovingly transformed from a tired property into a beautiful country home where nature always came first.

Over the years we planted countless trees, laid hedges and stone walls, created an orchard and formed a natural lake. The original farmhouse was later demolished and rebuilt in 2010, giving the home a new lease of life while keeping its rural soul.

Fairfield has been our haven and a much loved family home. It has been the perfect place to entertain, with everything from small gatherings to large celebrations hosted here. Winters have brought sledging across the fields and simple family fun, while summers have been filled with long evenings outdoors and hot tub parties under the stars.

The surrounding fields offer stunning walks, especially the path from the stile which takes you down to a magical riverside trail leading to Dimmingsdale and Alton. Two restaurants and a traditional pub are within walking distance, adding to the charm of the location.

The wider estate and outbuildings also offer potential for future development (subject to the necessary planning consents). Although there is still room to grow, the time has come for us to pass on our much loved home as we now look to downsize.

Fairfield Farm has been a joy to live in and we hope the next owners will love it every bit as much as we have.*

* 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.









The Family Room is located just beyond the inner hallway with an external access door to the rear terrace, the Guest Garden Annex and car parking area. This room has a stunning double height ceiling, dressed with beautiful oak beams and designed in the style of a long barn. The room encompasses the kitchen, dining and family living space within, with quiet, refined country detailing. The country style kitchen was handmade with black granite work surfaces, a dual-fuel AGA, integrated appliances, and terracotta flooring with underfloor heating. A dining space to seat a large family with a family sitting area, grounded by an incredible Inglenook fireplace with Clearview log burning stove. This is a room no one wants to leave whether it is with family, or when friends come for supper or when entertaining. The minute you walk through the door to this incredible Family Room, it truly does feel like you are at home.













DETACHED GARDEN ANNEX

Elegantly Crafted Guest Suites

Newly constructed in beautiful Sandstone, the detached Garden Annex provides refined independent accommodation ideal for guests, family or multi-generational living. Wonderfully cosy, it offers comfort, style and a quiet sense of belonging within the wider estate. The open-plan living, kitchen & dining space has underfloor heating and stunning views from every window. There is ample storage, with a downstairs cloakroom, garage and a staircase leading to the first floor. Two large double bedrooms, and a family bathroom have wonderful garden and paddock views.





THE RESIDENTIAL & OUTBUILDINGS COLLECTION

Income-Producing Country Estate Cottage & Homes Set Within Their Own Landscapes

Fairfield Farm benefits from an exceptional suite of secondary residences, each placed with sensitivity to the estate's privacy and natural contours.

Drovers Barn

A charming, detached Sandstone cottage set within its own dry stone walled garden with ample parking. It sits independently outside of the main Country House gates. Beautiful Sandstone walled detailing continues inside with terracotta flooring and underfloor heating. A staircase leading to two double bedrooms and a family bathroom. Whilst downstairs a formal sitting room and fully equipped kitchen offer the perfect country home. It is an enormously appealing rental property with stunning views within this private country estate and offers established rental demand.



LOG CABINS

The Three Log Cabins

Located behind Fairfield Country house and overlooking Dimmingsdale Valley below and out over towards Alton, three detached one-bedroom cabins each enjoy private gardens and parking. Their open-plan layouts and uninterrupted views make them highly sought-after retreats, providing a strong and consistent annual income.

Woodcutter's Barn

Positioned in a picturesque paddock opposite Fairfield Country house, Woodcutter's Barn is currently arranged as an office/gym, with cloakroom facilities. Subject to planning, it may offer a compelling potential for future residential, recreational, or leisure accommodation.

Various Stone & Wooden Outbuildings

Strategically positioned around the estate are various outbuildings/sheds/feeding troughs, there is electric and drainage to most fields all easily accessed by 5 bar gates and the 2nd East Driveway. Within the kitchen garden next to the Garden annex stands a stunning Heritage glass greenhouse surrounded by raised vegetable beds.



STEP OUTSIDE

ESTATE BUILDINGS & INFRASTRUCTURE

Beautiful, Efficient, and Considered

The estate is approached via the main driveway and secondary driveway to the East. Meticulously maintained and, includes a substantial 5,700 sq ft agricultural barn with roller shutter access for large machinery. Fitted with Solar panels, a fully equipped kitchen, cloakroom, extensive storage, and an internal mezzanine floor with further storage facilities. There is generous outdoor parking areas supporting equestrian vehicles, agricultural, or the wider estate operations.

With approximately 28 acres, many of the fields benefit from water, drainage, electricity supply, water and feeding troughs. All fields are surrounded by natural hedgerows, dry stone walls, with five-bar gate access creating safe and secure workable parcels of grazing land which also provides an established annual rental income.

The spring-fed lake is man-made, surrounded by natural hedging and trees, it looks like it has been there forever with families of ducks, geese and migrating birds paying homage to this beautiful peaceful haven. Complete with power and drainage, the lake forms a serene centrepiece to the estate, a place of quiet stillness and natural beauty.

For those seeking an elegant rural Country life with privacy, provenance, and established income potential, Fairfield Farm is a Country House & Estate of genuine distinction.







LOCATION

A Landscape of Heritage, Natural Beauty, and Country Living

The estate occupies a privileged position on the edge of Alton and above the enchanting Dimmingsdale Valley a landscape of ancient woodland, hidden pools, and winding pathways, known for its exceptional natural beauty, often described as one of Staffordshire's most picturesque and romantic landscapes. Known as the Staffordshire Moorlands that rise towards the most Southerly point of the Peak District National Park. Dramatic ridges, open moorland, limestone dales, and panoramic viewpoints make this region one of Britain's most treasured areas for walking, riding, and outdoor pursuits.

Alton & Architectural Heritage

The nearby village of Alton offers a charming collection of stone cottages, historic pubs, and rural tranquillity. Alton Towers, once the seat of the Earls of Shrewsbury and shaped by the renowned Gothic Revival architect A. W. Pugin, remains one of the area's most significant architectural and historic landmarks.

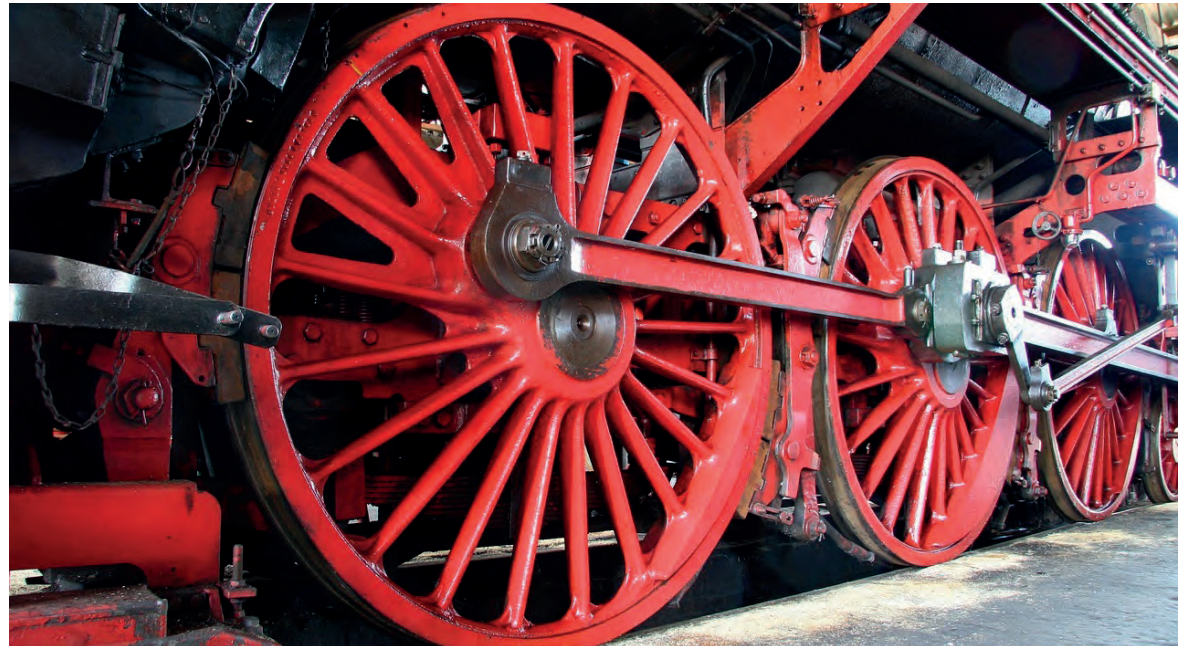
National Trust & Cultural Landmarks

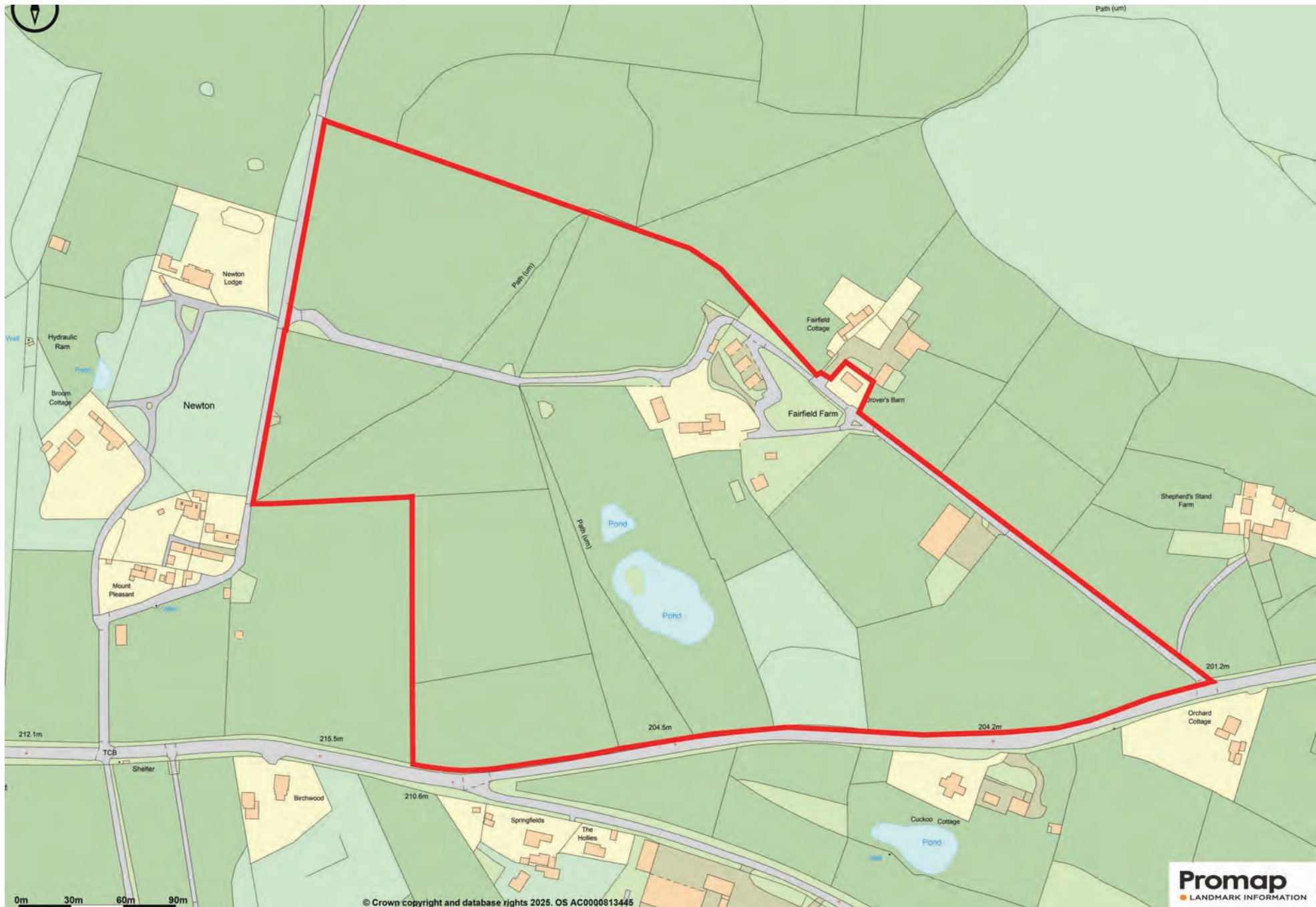
The Fairfield Country House estate lies within reach of several celebrated National Cultural landmarks. The Trentham Estate and Village which was tied to the Dukes of Sutherland attracts over 3.6 million visitors each year. Celebrated National Trust properties and gardens, including: • Shugborough Estate • Biddulph Grange Gardens • Ilam Park • The South Peak Estate and the beautiful Chatsworth House with art and artefacts that span over 4,000 years. These historic landscapes offer endless opportunities for exploration, heritage, natural beauty and an incredible Country lifestyle.

SCHOOLS & EDUCATION

Exceptional Local and Independent Options

Ideally positioned for families seeking excellent educational provision. Nearby independent schools include: Denstone College, Abbotsholme School and a little further to Newcastle-under-Lyme School. Local schools and academies, including Painsley Catholic College in Cheadle known as outstanding and St Peter's CE Academy junior school in Alton





SERVICES, UTILITIES & PROPERTY INFORMATION

Fairfield Farm

Property Construction: Standard
EPC: Rating C (Valid until 8 November 2035)
Utilities: Liquid Petroleum Gas (LPG), Wood Burning Stoves & Air Source Heat Pump
Electricity Supply: Mains Electricity which includes Solar power
Water Supply: Mains
Broadband: FTTC/Standard Fibre Broadband connection available. Sim Card Used. We advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Drainage & Sewerage: Septic Tank Connected to the Property Parking: Driveway

The Annex

Property Construction: Standard
EPC: Rating D (Valid until 8 November 2035)
Utilities: Electricity
Electricity Supply: Mains Electricity which includes Solar Water Supply: Mains
Broadband: FTTC/Standard Fibre Broadband connection available. Sim Card Used. We advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Drainage & Sewerage: Septic Tank Connected to Property Parking: Garage and Driveway

Drovers Barn

Tenure: Freehold
Council Tax Band: E
Local Authority: Staffordshire Moorlands District & Staffordshire County Council
Property Construction: Standard
EPC: Rating E (Valid until 20 February 2034)
Utilities: Liquid Petroleum Gas (LPG)
Electricity Supply: Mains
Water Supply: Mains
Broadband: FTTC/Standard Fibre Broadband connection available. Sky connected. We advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Drainage & Sewerage: Klargester Sewerage Treatment Plant Connected to the Property
Parking: Own Driveway

Log Cabin 1

Tenure: Freehold
Council Tax Band: A
Local Authority: Staffordshire Moorlands District & Staffordshire County Council
Property Construction: Wooden
EPC: Rating E (Valid until 21 June 2026)
Utilities: Electric + Wood Burning Stove
Electricity Supply: Mains
Water Supply: Mains
Broadband: Not connected. We advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Drainage & Sewerage: Septic Tank Connected to Property
Parking: Own Driveway

Log Cabin 2

Tenure: Freehold
Council Tax Band: A
Local Authority: Staffordshire Moorlands District & Staffordshire County Council
Property Construction: Wooden
EPC: Rating E (Valid until 23 June 2026)
Utilities: Electricity
Electricity Supply: Mains
Water Supply: Mains
Broadband: Not connected. We advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Drainage & Sewerage: Septic Tank Connected to Property
Parking: Own Driveway

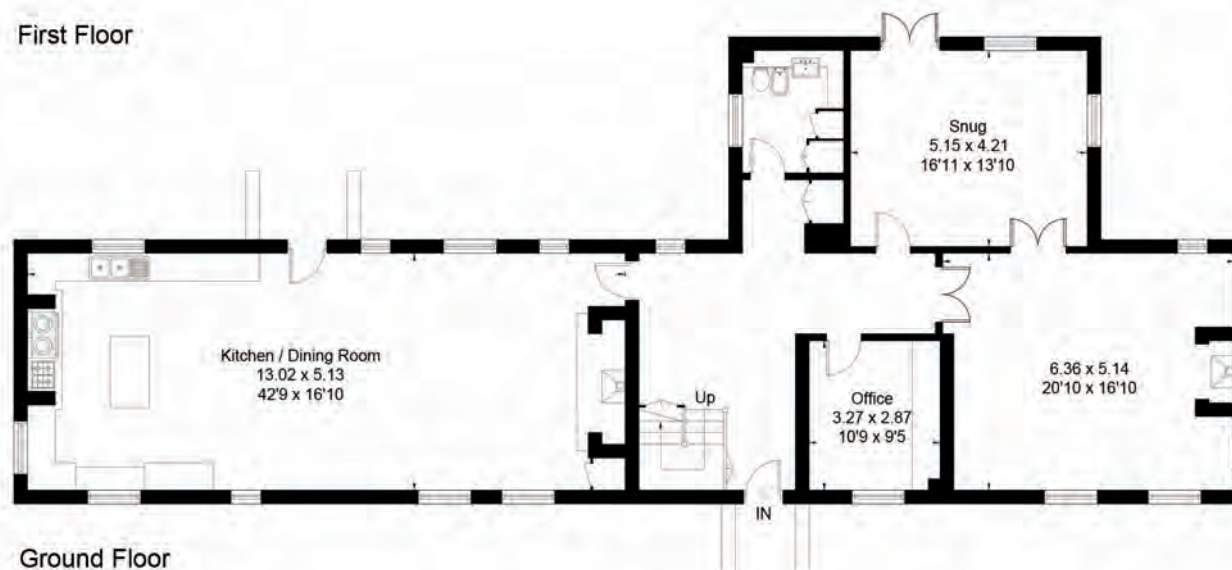
Log Cabin 3

Tenure: Freehold
Council Tax Band: A
Local Authority: Staffordshire Moorlands District & Staffordshire County Council
Property Construction: Wooden
EPC: Rating E (Valid until 21 June 2026)
Utilities: Electricity
Electricity Supply: Mains
Water Supply: Mains
Broadband: Not connected. We advise you to check with your provider.
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Drainage & Sewerage: Septic Tank Connected to Property
Parking: Own Driveway

Approximate Floor Area = 266.9 sq m / 2873 sq ft
(Excluding Loft Space)



First Floor



Ground Floor
Farmhouse




This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

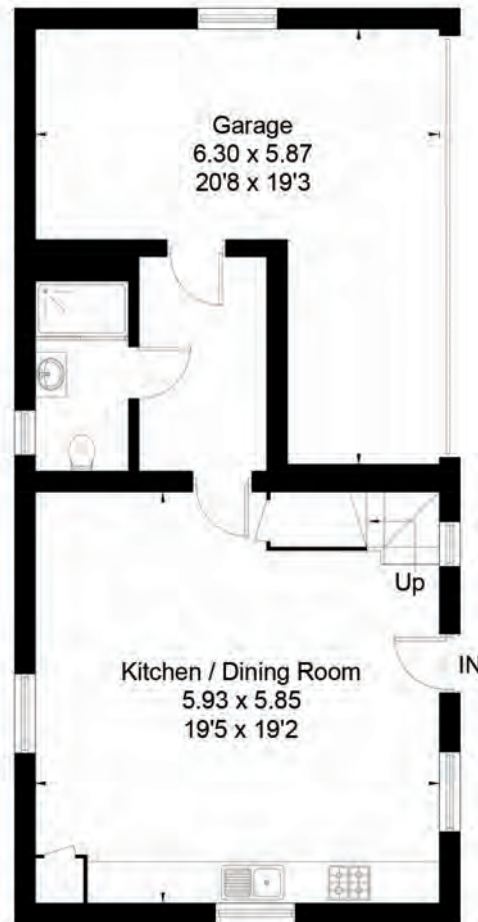
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100492

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

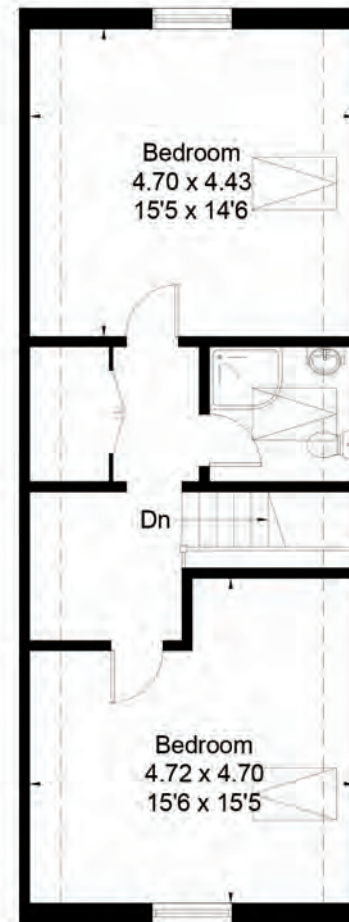
Approximate Floor Area = 133.5 sq m / 1437 sq ft (Including Garage)



 = Reduced head height below 1.5m



Ground Floor
Annexe



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

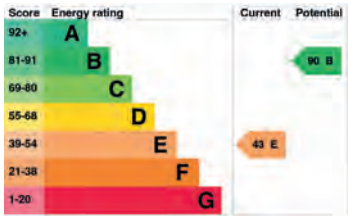
Approximate Floor Area = 96 sq m / 1033 sq ft



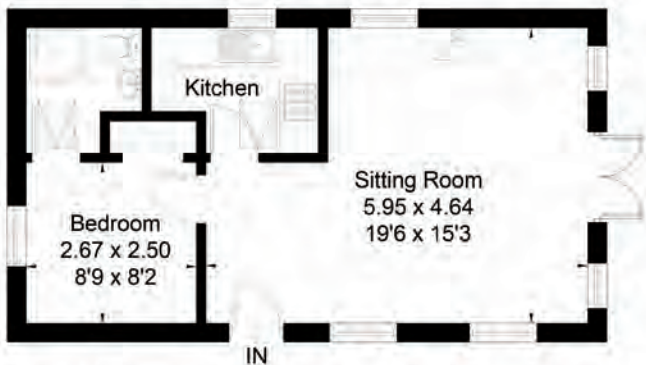
Ground Floor
Drovers Barn

First Floor

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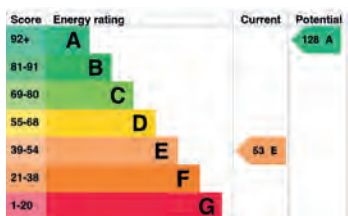


Approximate Floor Area = 40.5 sq m / 436 sq ft



Log Cabin

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
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Approximate Floor Area = 528.9 sq m / 5693 sq ft



Ground Floor



First Floor



Approximate Floor Area = 17.4 sq m / 187 sq ft
(Excluding Log Store)



Log Store
7.62 x 4.70
25'0 x 15'5

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
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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



CAROLINE BATE

PARTNER AGENT

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Following a successful management career with British Airways and mega yachts, my global and entrepreneurial journey transitioned to property in 2006 where I re-trained in Interior Design at the prestigious KLC School of Design, Chelsea. Founding a property and British manufacturing business while honing expertise in new business development, marketing, and key account management.

Propertymark ANAEA Level 3 member, I specialise in working with high-net-worth clients, seamlessly blending luxury interior design with prime residential property sales. At Fine & Country, we leverage world-class marketing and film production with an extensive global network of over 300 offices, buying agents, and City investors, I optimise opportunities for clients selling, buying, or investing in the premium property market. Within our supplier network, we have outstanding collaborations with industry professionals from property staging, the legal selling process to removals. As your Independent partner agent we don't work the normal 9-5, we understand that selling, buying and moving home can be stressful and we are there every step of the way to hold and guide your hand.

This synergy of exceptional client service, bespoke design, and outstanding omni-channel marketing enables me to deliver a concierge-level experience, consistently exceeding client expectations.

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

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