



## **Hedgehog House Dingle Lane, Hilderstone, Stafford, ST15 8SG**

**Offers in the region of £700,000**

"And into the field I go to loose my mind and find my soul "

Escape to Hedgehog House, where you can immerse yourself in nature and rediscover your peace of mind! With 2.3 acres of land, this property offers the perfect opportunity to keep the livestock you've always dreamed of while enjoying modern four-bedroom accommodation. Nestled in a highly sought-after location, Hedgehog House is your chance to embrace the rural lifestyle you've been longing for—don't miss out on this incredible opportunity!



## Denise White Estate Agents Comments



This well-maintained and modern four-bedroom detached home is situated on 2.3 acres of land, offering a fantastic lifestyle opportunity to raise livestock while enjoying a country living environment, all within close proximity to amenities and road networks, ensuring you are not isolated. Constructed in 1995, the property features spacious and versatile accommodation that caters to a wide range of buyer needs. The current owners have made significant improvements, including a recently installed high-specification kitchen. The ground floor includes a games/reception room, a dining room with double doors leading to a generously sized sitting room, which features a focal inglenook fireplace with a log-burning stove and French doors that open to the garden. Additionally, there is a cloakroom on the ground floor.

On the first floor, you will find four bedrooms, with the main bedroom benefiting from an en-suite bathroom, while a family bathroom serves the remaining bedrooms.

Outside, the property boasts a private driveway with ample parking for several vehicles, alongside formal gardens. The 2.3 acres are divided into paddocks with gated access, and there is a stable and outbuilding/shed, making it ideal for the livestock of your choice.

## Location



Hilderstone is a picturesque village located between the market town of Stone, which offers a variety of amenities including supermarkets, shops, pubs, and restaurants, and Meir Heath, where Meir Park and the A50 are conveniently accessible for easy travel. While Hilderstone features a pub, it is primarily a residential area, surrounded by the stunning Staffordshire countryside.

The property enjoys an enviable location in the heart of the village, adjacent to open countryside. Hilderstone is well-positioned for commuters and modern living, with the market town of Uttoxeter situated to the east, providing excellent connections to the A50, A38, East Midlands, East Midlands Airport, and the M1. To the west, the county town of Stafford offers a range of amenities and an intercity railway station with regular Virgin services to London Euston, with a journey time of approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access to the national motorway network and the M6 Toll, enhancing the area's connectivity.

## Entrance Hall



There is a covered porch leading to a spacious entrance hall that exudes elegance, featuring tiled flooring adorned with decorative boarding. The hall showcases two central decorative pieces, radiator, coving to the ceiling and two ceiling lights. Access to the ground floor accommodation is gained from the entrance hall with a staircase leading you to the first floor.

## Kitchen

13'3 x 12'8 (4.04m x 3.86m)



Discover the heart of the home in this newly fitted kitchen, designed to impress with a range of wall and base units topped with sleek Dekton work surfaces. The kitchen is equipped with a range-style Smeg cooker featuring a gas hob and electric ovens, along with a Smeg extractor fan above. A charming Belfast sink with a brass-style central tap adds a touch of sophistication. The kitchen also includes an integrated dishwasher and a breakfast bar with additional storage underneath, perfect for

casual dining. Admire the large window seat that offers delightful views from the front and there is an additional window over looking the rear aspects of the property. The space is enhanced by inset spotlighting and high-quality parquet style flooring, creating a warm and inviting atmosphere. For added convenience, the kitchen features an integrated fridge and freezer, along with a dresser-style unit that showcases feature lighting with all the units having concealed lighting under, blending functionality with style.

## Office/Games Room/Reception Room

17'2 x 8'9 (5.23m x 2.67m)



The property features a versatile reception room that can serve as a study or games room, catering to various family needs. It has a quality wooden-style floor covering, a radiator, and a ceiling light. uPVC double-glazed window to the front aspect, while a range of fitted storage cabinets at eye and base level, along with a media centre, enhance both its functionality and appeal.



## Dining Room

14'10 x 11'6 (4.52m x 3.51m)



The dining room, conveniently located off the main hallway. This room features a fitted carpet, a ceiling light with a decorative ceiling rose, and wall lights complemented by decorative coving. Double doors lead into the lounge, creating an open-plan feel, and uPVC double-glazed windows to the side and rear ensure a bright and airy atmosphere.

## Sitting Room

19'5 x 13'3 (5.92m x 4.04m)



The sitting room is an excellent size, with a fitted carpet and a central inglenook style brick fireplace showcasing exposed brickwork, a log fire stove, and a feature wooden mantle and raised hearth, perfect for cosy evenings. Access is also provided through a single door back into the entrance hall, with double doors from the dining room enhancing the flow of the space. The sitting room also features two windows and an attractive bay.

which incorporates double French style doors leading out to the main garden area, ideal for outdoor entertaining, there is a radiator, a ceiling light, and decorative cornice.

## Cloakroom



The ground floor also includes a cloakroom outfitted with a WC, a vanity wash hand basin with storage, a heated towel rail, and tiled flooring for practicality, alongside a uPVC double-glazed window and part-tiled walls.

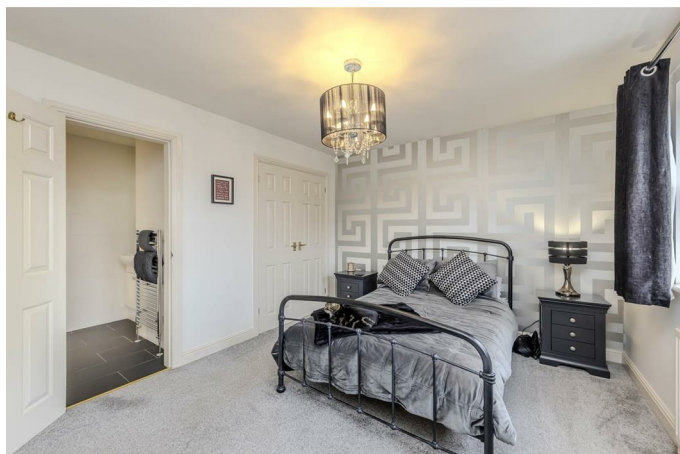
## First Floor Accommodation



The landing area includes fitted carpet, a radiator, a ceiling light, airing cupboard and separate storage, access to the bedrooms and family bathroom.

### Bedroom One

13'7 x 10'9 (4.14m x 3.28m)



Moving to the first floor, bedroom one is spacious, featuring fitted carpet, double fitted wardrobes, a ceiling light, a radiator, and a uPVC double-glazed window to the front aspect.

### En-Suite



Its ensuite bathroom is equipped with a WC, a vanity wash hand basin with storage, and a corner shower cubicle, complete with tiled walls and a heated towel rail.

### Bedroom Two

11 x 9'9 (3.35m x 2.97m)



Bedroom two is a good-sized double room with fitted carpet, a radiator, and a uPVC double-glazed window to the side aspect

### Bedroom Three

14'3 x 11'6 (4.34m x 3.51m)



Bedroom three is another good-sized double room with fitted carpet, storage into the eaves, a radiator, a ceiling light, a skylight, and a uPVC double-glazed window to the rear aspect.



## Bathroom

9'5 x 7'7 (2.87m x 2.31m)



The family bathroom features a fitted suite consisting of a WC, a wash hand basin, and a bath with a shower over, adorned with part-tiled walls and ceiling lights. A frosted uPVC double-glazed window provides privacy.

## Bedroom Four

10'6 x 7'10 (3.20m x 2.39m)



Bedroom four also features fitted carpet, a radiator, a skylight, a ceiling light, and additional storage into the eaves.

## Outside



The property is approached via double wooden gates leading into a private gravel driveway, providing ample parking for multiple vehicles. The main garden is situated to the side of the house and is enclosed with hedging and a small brick wall, creating a safe space for children and pets. Beyond the garden lies a sizeable acreage with the total grounds extend to approximately 2.3 acres, currently divided into paddocks with post and rail fencing and gated access, alongside a versatile stable and tack room/tractor mower store, suitable for livestock, enhancing the property's appeal to those also interested in equestrian activities. The present owners have owned sheep, goats and hens.

## Stable

11'4 x 11'9 (3.45m x 3.58m )



Garden Shed - 17'10 x 9'4

### Directions

To reach Hedgehog House from Stafford town centre, begin by taking Sandon Road until you reach the traffic lights at Beaconside. At the traffic lights, turn left and then immediately right, remaining on Sandon Road as it continues into Sandon. Next, turn left onto the A51 and take the second right turn, which is signposted for Hilderstone. Continue straight until you reach the crossroads, and proceed over with caution into the village of Hilderstone. Just after the pub on the right side, turn left onto Dingle Lane. After a short distance, turn left again immediately in front of Cherry Tree House. Follow the drive to its conclusion, where Hedgehog House will be found slightly to the left.

### Agents Notes

- Hilderstone is situated in a conservation area.
- The approach drive is shared.
- There is a public footpath which runs across the field.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Stafford Borough Council / Tax Band - F

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Estate Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

**WE WON !!!**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Do You Need A Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **You Will Need A Solicitor**

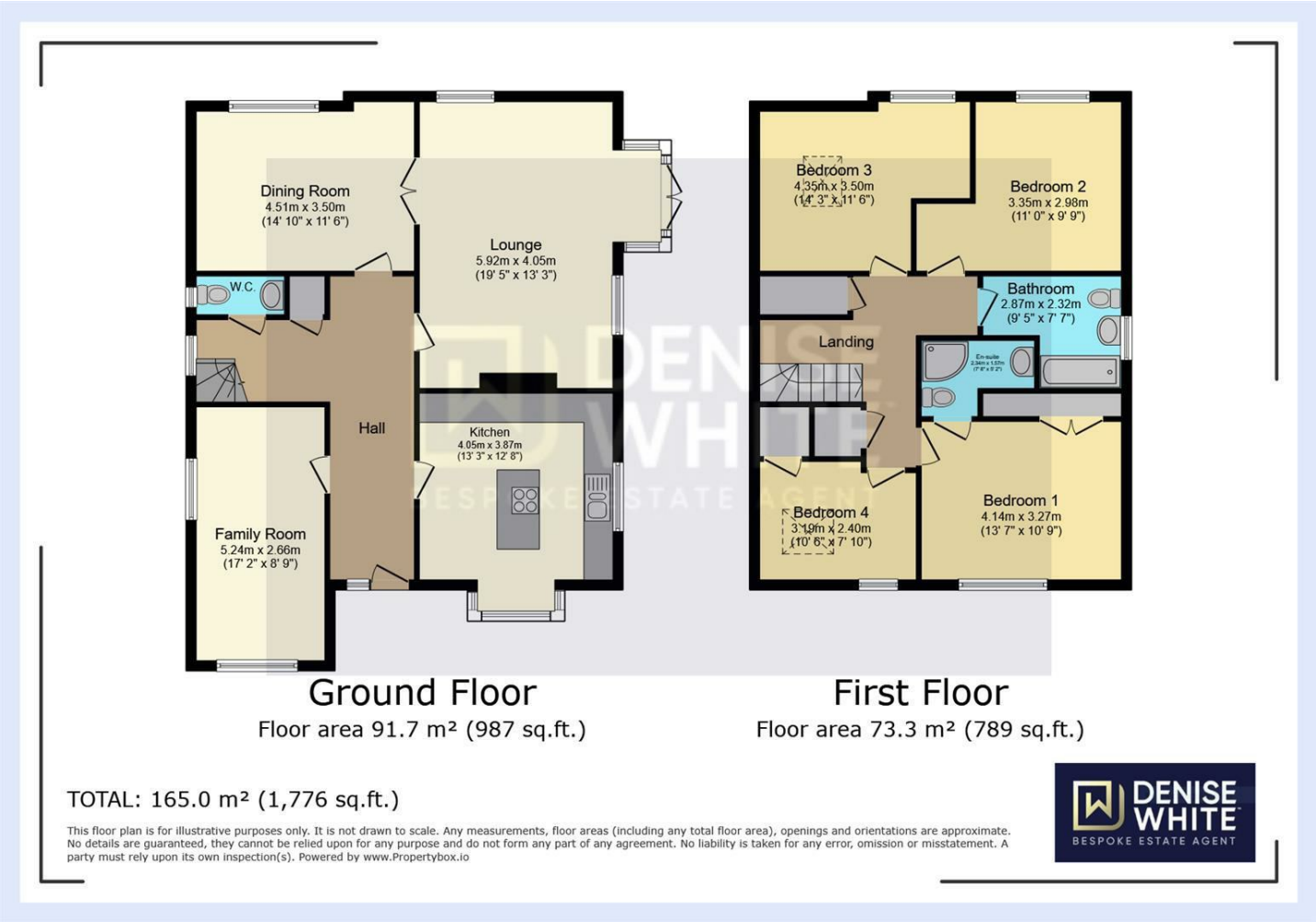
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Have A House To Sell or Rent ?**

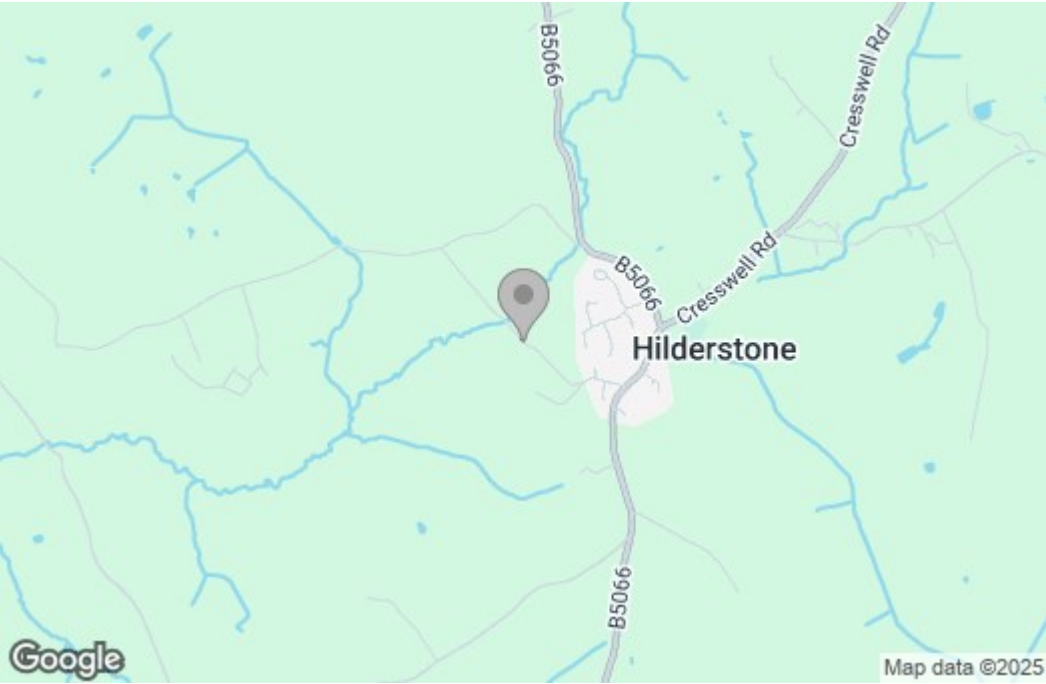
We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.



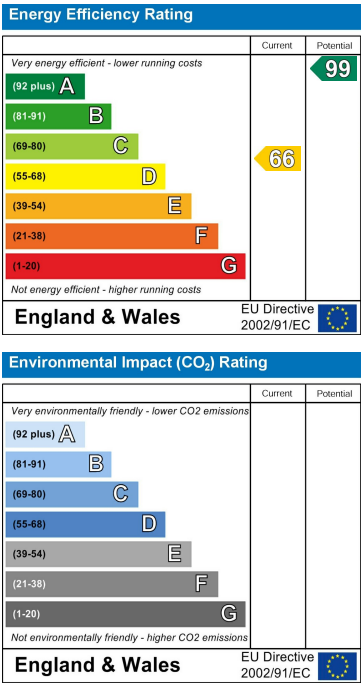
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.