

Hewitt House, Hanchurch, Staffordshire, ST4 8SD





The principal 4 bedroom portion of a Jacobean manor, together with annexe, stabling / equestrian facilities and 7.7 acres.

Summary of accommodation

Ground floor Porch | Entrance hall | Kitchen/dining living room | Sitting room | Snooker room | Study
Guest WC

First floor Principal bedroom with en suite shower room | Further three en suite bedrooms

Outbuildings One bedroom annex | Stabling
Workshops | Garaging | Greenhouse

Gardens and grounds Gated private driveway
Terraces | Gardens | Paddocks

In all approximately 7.7 acres



**Knight
Frank**
Shrewsbury
9 College Hill
Shrewsbury
SY1 1LZ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mitchell Glassey
01743 664207
Mitchell.Glassey@knightfrank.com

Situation

Nestled within the Hanchurch conservation area, Hewitt House is set within a prominent position on the edge of Hanchurch village, benefitting from outstanding views. Just over a mile away is the larger centre of Trentham which offers an Open Championship golf course as well as the regionally renowned Trentham Gardens; an excellent leisure facility with Italianate gardens, shopping village, eateries and a garden centre. Further afield, Stone offers shops and restaurants, with a regular Farmers Market, and events taking place such as Stone Food and Drinks Festival in October. There is an excellent range of schooling within the immediate area and a selection of these include St Dominic's Priory School, Newcastle-under-Lyme School, Alleyne's Academy, Yarlet School and Stafford Grammar.

Accessibility is excellent with the M6 at J15 less than a mile away, whilst a few miles to the north is the A50 offering an easy link to the M42 and M1. Stoke Station offers direct trains to London Euston in just one hour and twenty eight minutes, whilst both East Midlands and Manchester Airports are within an hour's drive.

Distances

Trentham 1.8 miles, Newcastle-under-Lyme 4.1 miles, Stone 7.3 miles
Stafford town and station 14.5 miles, Manchester Airport 38 miles
East Midlands Airport 46 miles (Distances approximate).



Hewitt House

Extending to excess of 4,500 sq ft and being the principal portion of the grade II listed Jacobean house, Hanchurch Manor, Hewitt House has been completely refurbished to create an exquisite home, ideal for modern day living, embellished with stunning character features such as the original Jacobean carved staircase. The manor itself is thought to have a 17th century core but has undergone a major remodel by renowned architect Sir Charles Barry who is best known for his work on the Houses of Parliament.

The front door opens to an entrance hallway which runs through the centre of house and leads to the staircase hallway, featuring the original carved staircase which is thought to have been relocated to Hewitt House during the 19th century remodel. A set of double doors opens to a vast formal sitting room with stunning wood block parquet flooring and central fireplace with an open gas fire. An original arched door opens to a porch, whilst there is a door to the extensive cellars which are currently used for storage. On the opposite side of the hallway is the dual aspect snooker room which can easily accommodate a full sized table. The wood block parquet continues into the snooker room which is centred around a fireplace with wood burner inset whilst there are double doors to the front garden. A doorway leads back into the hallway which is open to the spectacular kitchen dining family room. The family room is a delightful space which offers plenty of cosy space for seating under a beamed ceiling, set around a fireplace with contemporary wood burner. The kitchen area leads off the family area and offers stunning blend of two tone painted cabinetry with several polished wood fronts. A central island includes a round breakfast bar area, whilst integrated appliances include Neff microwave grill, Neff oven and dishwasher as well as black enamelled two oven Aga. The kitchen area continues into a dining area which is flooded with natural light via the partially glazed ceiling and bi folding doors. The kitchen dining family room is a truly outstanding space which



is both highly specified and versatile, and benefits from underfloor heating. A range of ancillary rooms can be found accessible off the family area, including a study, utility / boot room with an array of storage and a downstairs shower room.

The staircase rises from the hallway to a half landing with the staircase rising further to the main first floor landing area. The principal bedroom is vast and offers an en suite bathroom whilst the second bedroom opposite offers an en suite shower room. A further en suite bedroom is found off the main landing area, with the fourth double bedroom being accessed off the half landing and is complete with en suite shower room also.

Robin Cottage

Attached to the main house, Robin Cottage is a delightful one bedroom annex which can be used flexibly with the main house. An external door opens to a dual aspect kitchen living room with a range of fitted contemporary units, range of integrated appliances and guest WC. A wood burner provides a pleasant focal point, whilst a staircase rises to a spacious double bedroom with en suite shower room off.

Robin Cottage provides the owners with supplementary income via AirBnB but could offer an excellent opportunity for multi generational living or indeed, be integrated back into the main house as required.

Outbuildings

Hewitt House offers a range of high quality outbuildings. There is an extensive range of equestrian facilities including U shaped stable block which comprises six large loose boxes, tack room with WC, hay store and wash area as well as field shelter set within the paddocks. A steel framed building with three phase power supply offers a superb workshop space, with a further workshop attached to the glass greenhouse. In addition, there is a double garage which is found at the end of the driveway.



Gardens and Grounds

Accessed via a sweeping and dramatic shared driveway which opens to a front courtyard, a private, electrically gated driveway continues to the side of Hewitt House and opens to a parking area for numerous vehicles. The driveway gives access to the equestrian facilities and the steel framed workshop, as well as to the rear paddocks. The land to the rear is excellent grazing land and is fenced into three large paddocks.

A pathway leads from the front of Hewitt House and to the side of Robin Cottage to provide access to the rear sunken terrace. Providing a Mediterranean feel, the sunken terrace is accessible from the kitchen dining family room via a long length of bi folding doors.

In all the plot totals approx. 7.7 acres.

Directions (Postcode ST4 8SD)

From the M6 J15 island (Hanchurch Interchange) proceed south along the A519, sign posted Eccleshall. After passing straight over the crossroads at Hanford and proceeding under the motorway bridge, the driveway to Hewitt House can be found after a short distance on the right hand side, identified by our for sale board.

W3W: ///stand.ramp.holly

Property information

Services: Mains electricity, gas and water supply. Private drainage and gas fired central heating.

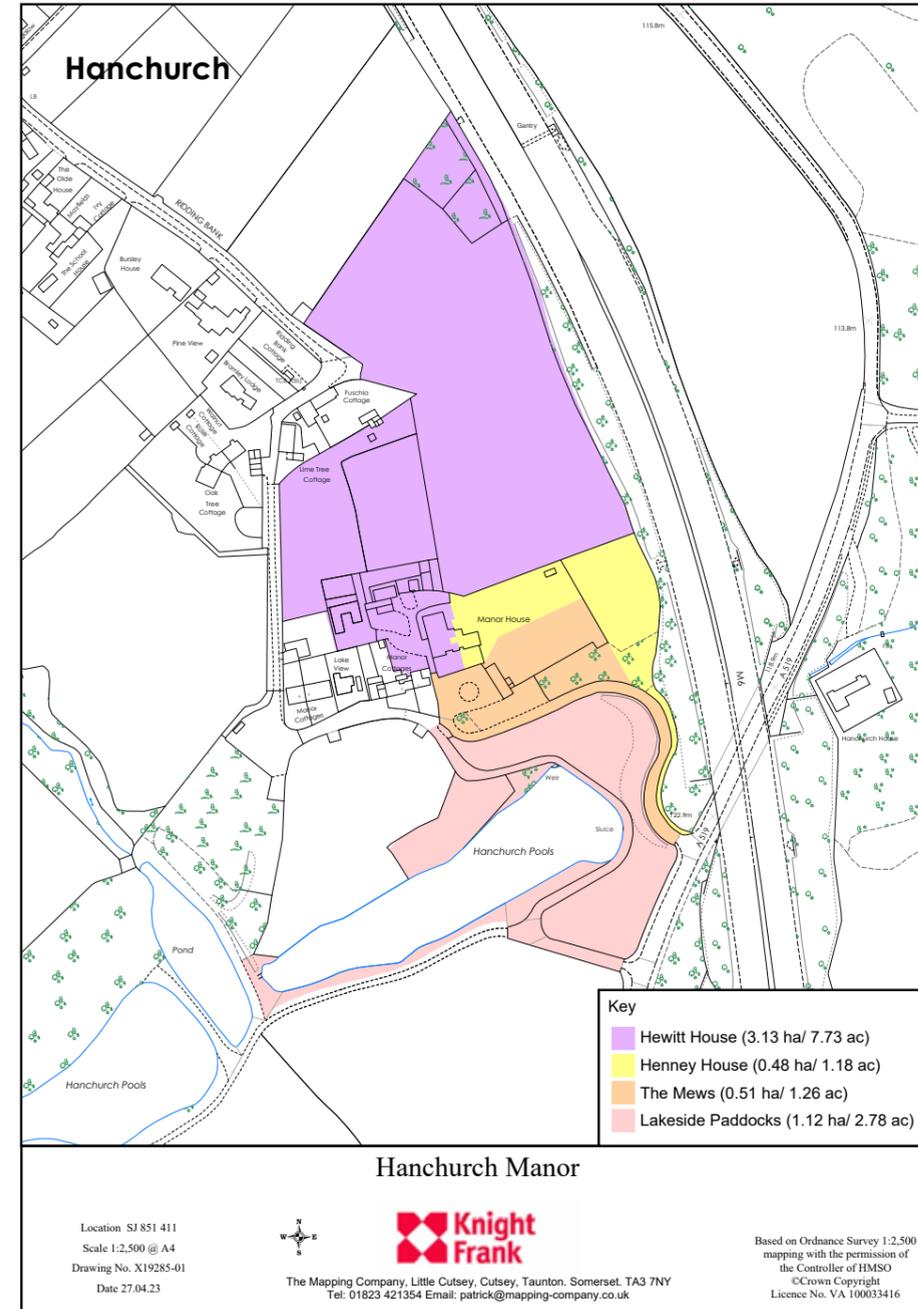
Local Authority: Stafford Borough Council

Council Tax Band: G

Tenure: Freehold

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House = 427 sq m /4,600 sq ft

Outbuilding = 370 sq m /3,986 sq ft

Garage = 26 sq m /283 sq ft

Total = 823 sq m /8,869 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2023]. Photographs and videos dated [April 2023].

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