



Hunters Moon, Fulford Road, Fulford, Staffordshire

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# Hunters Moon, Fulford

## Road, Fulford ST11 9QT

Ground Floor - Entrance hall | Shower room | Drawing room |  
Kitchen/dining/family room

First Floor - Principal bedroom | Four further double  
bedrooms | Kitchenette | Sitting room with balcony and  
access to ground floor bedroom | Two bathrooms

Annexe - Hall | Guest WC | Kitchen diner | Sitting room | Office  
Bathroom

Garden and grounds - Driveway | Two oversized garages  
Terrace | Gardens | In all 0.39 acres



**Guide price:** £995,000

**Tenure:** Freehold

**Local authority:** Stafford Borough Council

**Council tax band:** House: F Annex: A



Reception hallway





Drawing room



Drawing room fireplace

## Location

Hunters Moon is set on the edge of the popular village of Fulford. Whilst only a small village, Fulford offers excellent amenities including the popular Shoulder of Mutton pub, which is infamous for its Sunday lunch, and Fulford village hall which has a busy diary of events including yoga classes, an art club, and a weekly coffee morning. Fulford village has been commended in a county-wide competition as having great 'Community Spirit'.

The nearby village of Moddershall also offers an array of amenities including Rook House coffee shop, The Boar Inn pub, and Moddershall Oaks Spa.

The canal town of Stone is a little further afield and offers a broader range of shops and restaurants, with a regular Farmers Market, and events taking place such as Stone Food and Drinks Festival in July.

The Peak District National Park is only 18.3 miles away.

The nearby Trentham Estate offers delightful walks, boat trips, and plenty of shops and restaurants to choose from. There is an excellent range of schooling within the immediate area Fulford Primary School rated 'good' by Ofsted, Oulton First School, St Dominic's Priory School, Alleyne's Academy, Yarlet School and Stafford Grammar.

Accessibility is excellent with the A34 providing a swift connection to the M6 at J14 and J15 whilst a few miles to the north is the A50 offering the easy link to the M42 and M1. Stafford railway station offers intercity trains to London Euston in just one hour and twenty minutes, whilst both Stoke and Stone railway stations are also within easy reach. Both East Midlands and Manchester Airports are within an hour's drive.

## Hunters Moon

Built in 1955 and retaining some delightful original features, Hunters Moon is set within the pretty Staffordshire village of Fulford. The house has been a key part of the village since its construction, even having been the village Post Office from the 1970s until 2001. Today, Hunters Moon offers the opportunity to acquire a superb family home that has been cleverly modernised and extended in 2002 and 2017 to create an extremely flexible, versatile space perfectly suited to modern-day life.

The front door opens to a bright and well-proportioned reception hallway, complete with English oak parquet flooring.

The drawing room offers a superb formal entertaining space with parquet flooring.



There is also original wood paneling and a brick-built open fireplace.

Double doors from the reception hall flow through into the contemporary and open-plan kitchen/dining/family room. Having been extended and refurbished in the last few years, this is an outstanding space that is ideal for modern-day family life. The kitchen area boasts a range of high gloss wall and floor cabinetry set under a composite work surface. There is a central island with a breakfast bar and a range of integrated appliances including a dishwasher, fridge, freezer, wine fridge, and microwave.

The dining area leads off the kitchen and offers an abundance of space for dining, whilst the family area provides plenty of casual seating. The dining and family area are filled with natural light via several floor to ceiling windows and French doors, as well as the two large glass ceiling lanterns. There is air conditioning to this whole space.

A handy understairs cupboard and downstairs shower room complete the ground floor accommodation.



Kitchen



Dining area



Family room





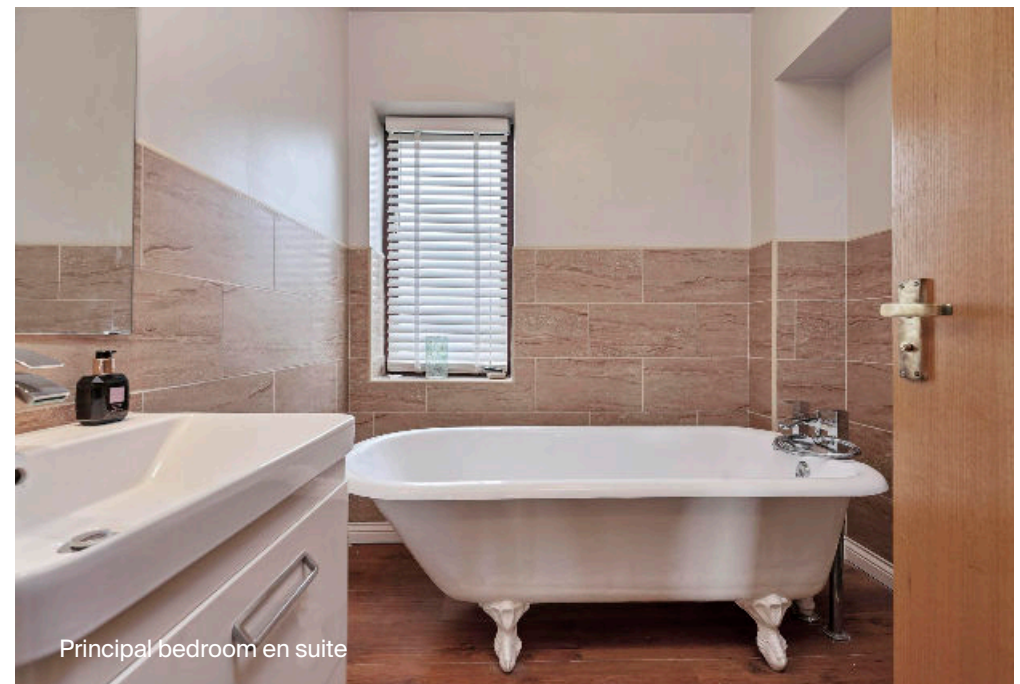


## Upstairs

The staircase rises from the entrance hall to a large and bright landing area. There are four double bedrooms off the landing, two front facing and two rear facing. There is a large family bathroom which serves this end of the house, whilst the landing continues on to the principal suite.

The principal bedroom suite is a spacious room filled with light via dual aspect windows and includes an array of fitted wardrobes. Adjacent to the principal suite is a bathroom with roll top bath which primarily serves the principal bedroom.

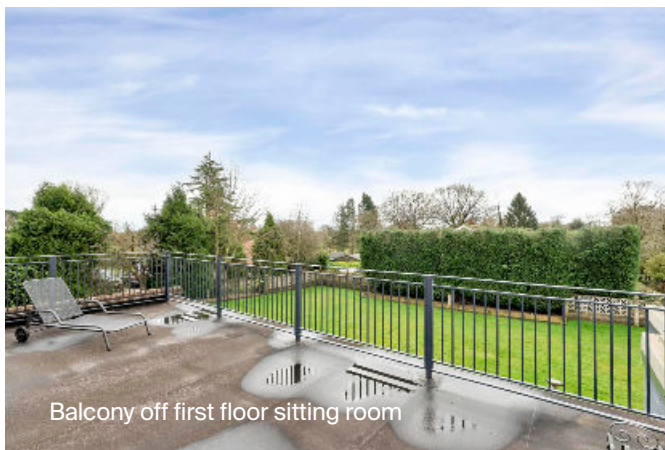
The remainder of the first floor space has been designed with ultimate flexibility in mind as there is both a kitchen and a sitting room. The sitting room has double doors which open to an extensive rear south facing balcony with superb views. A staircase leads down from the sitting room to a separate external entrance to this part of the first floor and a ground floor bedroom. All in all, this part of the property could be locked off to create a separate two-bedroom annexe as required which would be ideal for multi-generational living.







First floor sitting room



Balcony off first floor sitting room



First floor kitchenette

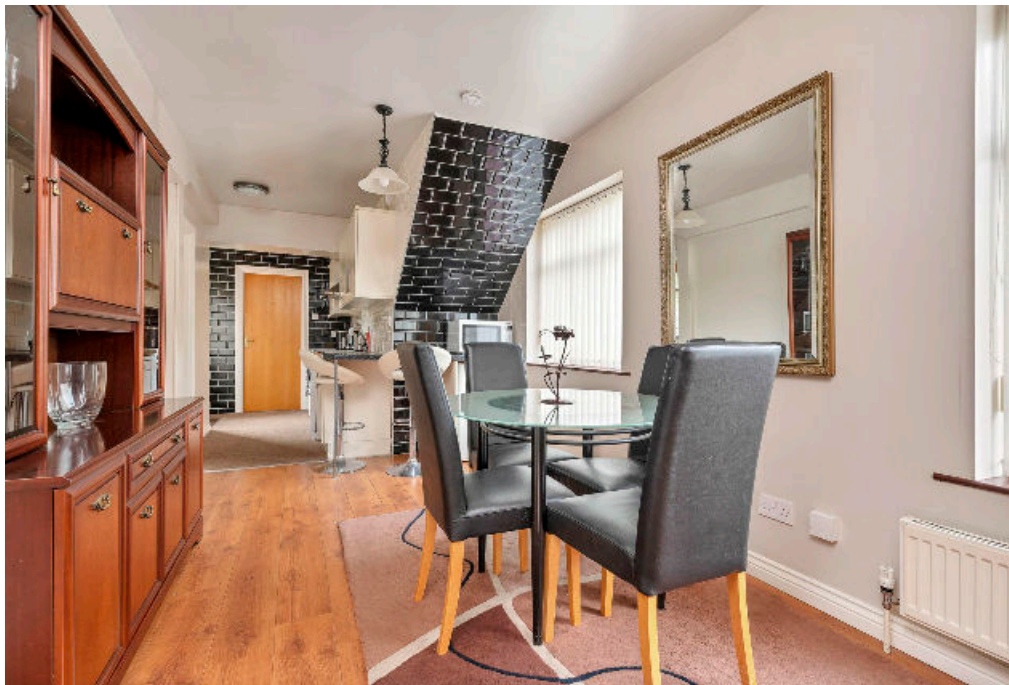




Ground floor kitchenette

## Annexe

Independently accessed from the driveway, the annexe offers highly specified secondary accommodation. The front door opens to an entrance hall with guest cloakroom/WC. The hallway leads on to a spacious kitchen diner with a range of fitted units. There is a spacious sitting room with office off, and a large double bedroom. There is a bathroom and access to outside off the kitchen area. The annexe is currently used as a popular holiday let but is ideal for a purchaser with a requirement for multigenerational living.



Sitting room





## Garden and Grounds

A pair of brick pillars opens to a large tarmac driveway which leads to the garage. Having two separate single doors, the garage is oversized with plenty of storage space to the rear.

A pathway leads around the side of the garage and opens into the rear garden. The south facing rear garden benefits from an extensive contemporary terrace with integrated lighting. The balance of the plot is laid to lawn and benefits from glorious views across the adjoining fields.









Hunters Moon, Fulford  
 Approximate Gross Internal Area  
 Main House = 332 sq.m/3574 sq.ft  
 Garage = 65 sq.m/700 sq.ft  
 Total = 397 sq.m/4273 sq.ft

**Planning permission**

The property has extant planning permission for the demolition of the garages and the construction of a detached dwelling 17/26855/FUL and 17/27669/LDCPP.

**Services**

Gas, electricity , water (metered supply) and drainage are connected.





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