



Longcroft, Brick Kiln Lane, Brocton, Stafford





Longcroft, Brick Kiln Lane, Brocton, Stafford, Staffordshire ST17 0TA

An outstanding contemporary country house extending to over 4,500 sq.ft. and set in approximately 15.48 acres with glorious views.



Guide price: £3,600,000

Tenure: Freehold

Local authority: Stafford Borough Council

Council tax band: F





Location

Brocton Village offers a renowned golf club, and two pubs with the Paragon Group's Seven Stars at Brocton being of particular note.

Nestled on the edge of Cannock Chase, an Area of Outstanding Natural Beauty, there is an array of walks, cycling and pony trekking routes. Brocton Hall golf club is found at the other end of the village, whilst the National Trust's Shugborough Estate is close by and offers a range of events throughout the year.

Well placed for the commuter, there are direct services available from Stafford and Lichfield Trent Valley railway stations to London Euston both with a scheduled journey time of about 1 hour and 17 minutes. Direct services also run from Stafford and Lichfield into Birmingham. The M6 Toll, M6, A5 and A38 are all within easy reach. Sutton Coldfield is approximately 40 minutes by car, whilst Birmingham centre is less than 30 miles south.

There is an excellent range of schooling including Stafford Grammar School, Newcastle under Lyme School, Yarlet and Denstone College.

Longcroft

Set at the end of a no through road offering maximum privacy, Longcroft is an exceptional and contemporary country house which has been significantly improved, extended and remodelled over recent years. Taking on a neo-Georgian appearance, Longcroft is a modern take on a traditional Georgian design complete with sandstone sills and headers. Offering just over 4,600 sq ft of internal space, the accommodation is highly flexible with excellent features such as a 51 foot long kitchen family room, gym, media room and detached annexe of over 1,000 sq.ft. The house benefits from outstanding views across the 15.48 acres of land that adjoin, and uninterrupted westerly views across the surrounding countryside.





The front door opens to a spacious entrance hall, with doors radiating out to the ground floor accommodation.

The bright dual aspect sitting room offers a formal seating area with doors to the gardens as well as a walk in bay window.

The games room continues on from the sitting room to provide an exceptionally flexible space which is ideal for entertaining. With doors to the garden, the games room could be reworked to a bar or formal dining room as required. A vestibule provides access to the media/cinema room.

The media room makes the ideal cinema space which includes a recessed ceiling with integrated speakers.

There is a large double bedroom with fitted wardrobes and an en suite shower room.



Off the opposite side of the entrance hall is the exceptional kitchen family room. This space has been well zoned into a spacious kitchen with a vast family area to the rear, complete with bi folding doors to the garden. The room is cleverly split by a contemporary real flame gas fireplace. The kitchen is fitted with a range of wall, floor and island cabinetry all set beneath a marble worksurface. There is an array of integrated appliances including two ovens, microwave grill, warming drawer and dishwasher. There is space for an American fridge freezer and an oversized wine cooler. There is both a handy pantry and a utility off the kitchen area, which leads onto the family area to the rear.

The vast family area provides an excellent space for informal seating with access to the gardens via wall to wall bi folding doors.

A handy office is located off which could be used flexibly as a boot room or playroom as required. A contemporary guest WC and front facing study completes the ground floor accommodation.







Magnificently
appointed
throughout

Upstairs

A glass and oak staircase rises to first floor level, with all bedroom accommodation accessible from the landing.

There are two large double bedrooms to either side of the landing, both of which benefit from contemporary en suite shower rooms and fitted wardrobes.

The landing continues on to provide access to the fifth bedroom and family bathroom which is complete with a separate shower.

At the end of the landing is the exceptional principal suite. The dressing area is fitted with banks of wardrobes and shoe racks, with the bedroom area having access onto a large balcony with far reaching views. The principal en suite which includes dual sinks completes the first floor accommodation.







Annexe

Annexe

Approached via a driveway to the side of the house The annexe offers spacious accommodation of over 1,000 sq.ft. which is set out as a large open plan kitchen dining living space with fitted kitchen, separate bedroom with shower room and integral garage. Adjacent to the annexe are two purpose-built dog kennels with power and light.



Annexe



Annexe

Outbuildings, gardens and grounds

Longcroft is approached via electrically operated gates which open to an expansive front driveway. The driveway provides access to the triple garage block which includes a purpose built studio which could be used flexibly for a multitude of purposes.

Whilst the front garden is mainly laid to driveway and lawn, the rear gardens offer an expansive terrace which wraps around the rear elevation. The terrace has numerous seating areas and provides exceptional views. The garden continues off the terrace, with double gates leading to the parkland which adjoins Longcroft.

Set out as one single large parkland field, this area could be ideal for equestrian use, or those with a sporting interest. There is a large gravelled parking area which has direct access back onto Brick Kiln Lane, whilst there is a pretty wildlife pool. All in all, the plot extends to approximately 15.48 acres.



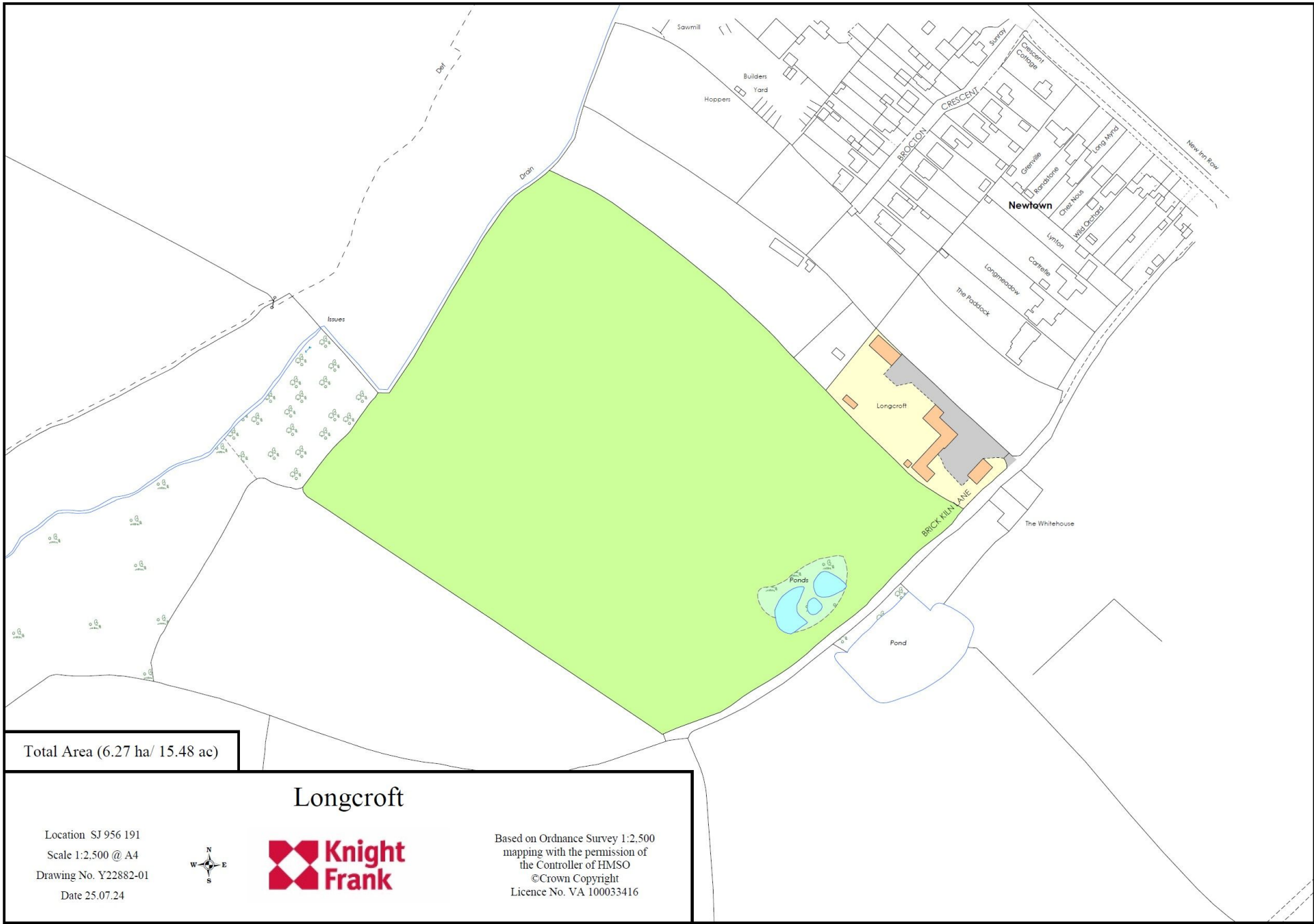


Longcroft, Brick Kiln Lane, Brocton

Approximate Gross Internal Area
Main House = 434 sq.m/4667 sq.ft
Outbuildings = 124 sq.m/1335 sq.ft
Annexe/Studio = 96 sq.m/1039 sq.ft
Total = 654 sq.m/7041 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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Total Area (6.27 ha/ 15.48 ac)

Longcroft

Location SJ 956 191
 Scale 1:2,500 @ A4
 Drawing No. Y22882-01
 Date 25.07.24



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