



The Hawthorns, 27 Newport Road, Stafford

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## Hawthorns, 27 Newport Road, Stafford **ST16 1BH**

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An outstanding opportunity to acquire a Grade II listed Georgian residence in need of modernisation set in approx. 0.59 acres.



**Offers in excess of:** £750,000

**Tenure:** Freehold

**Local authority:** Stafford Borough Council

**Council tax band:** G





## Location

Set in a well-screened and mature garden plot, The Hawthorns is located on Newport Road within Stafford town.

Being the county town, Stafford offers a wide range of amenities which are within easy walking distance from The Hawthorns. There are an array of national and local retailers set along Stafford High Street together with various eateries, bars and leisure facilities.

Stafford railway station is just half a mile or a ten-minute walk away and offers regular intercity trains to London Euston in as little as 1 hour and 16 minutes. There are also regular services to both Manchester and Birmingham.

The Hawthorns is also well located for the regional road network with Junction 13 of the M6 being just over 3 miles away and providing a link to the M6 Toll, M42, and M1. Both Birmingham and Manchester airports are within a one hours drive, with East Midlands a little further afield.

There is an excellent range of independent schooling within the area including Yarlet School, Stafford Grammar and Denstone College whilst there are an abundance of state alternatives including Leasowes Primary School, Walton High School and Blessed William Howard Catholic High School.





## The Hawthorns

Set amongst a mature garden plot yet moments from Stafford town centre, The Hawthorns presents a rare opportunity to acquire a substantial Regency house with the accommodation totalling in excess of 4,500 sq. ft. on an expansive plot of approx. 0.59 acres.

Thought to have been constructed in the early 1800s the house has a plethora of notable architectural features such as a Tuscan aedicule, wedge lintels, 16 pane sashes and cross-axial chimneys. Now in need of substantial refurbishment, the property could suit a variety of uses both residential and commercial (subject to obtaining the necessary consents). Historically there is a now lapsed planning application for a detached dwelling in the grounds.

The accommodation is set across three floors with the entrance hall offering access to all ground floor accommodation.

There is a spacious sitting room which in turn leads onto a family room with a bay window overlooking the garden.

The dining room opens to a traditional wooden conservatory which has recently had significant restoration works completed.

The kitchen breakfast room occupies the remainder of the ground floor and includes a pantry.





A plethora of period features throughout.



## Upstairs

The original staircase rises from the entrance hall to a bright first floor landing with a roof lantern.

There are a total of five double bedrooms at first floor level, with the principal bedroom having a useful walk-in closet area. There are two bathrooms and a long storage room.





## Grounds

Well screened from the road, a driveway provides access to a large parking area that continues down one side of the house to a single garage. Extending to approx. 0.59 acres, the spacious plot is interspersed by specimen trees and mature shrubs which make The Hawthorns extremely private.

## Planning History

Whilst any interested parties are encouraged to make their own enquiries on any planning potential, The Hawthorns has the below planning history (relevant to the area being sold).

05/04250/FUL

Conversion of existing detached dwelling to form 6 apartments

Allowed 10th August 2006

Lapsed

05/04251/LBC

Works involved to form 6 apartments

Allowed 10th August 2006

Lapsed

09/11997/FUL

Alterations and rear extension

Allowed 18th November 2009

Lapsed

09/11998/LBC

Alterations and rear extension

Allowed 18th November 2009

Lapsed

10/13852/FUL

Erection of 2 bed dwelling in the curtilage of The Hawthorns

Allowed 4th August 2010

Lapsed





## Services

Mains water, electricity, gas and drainage.

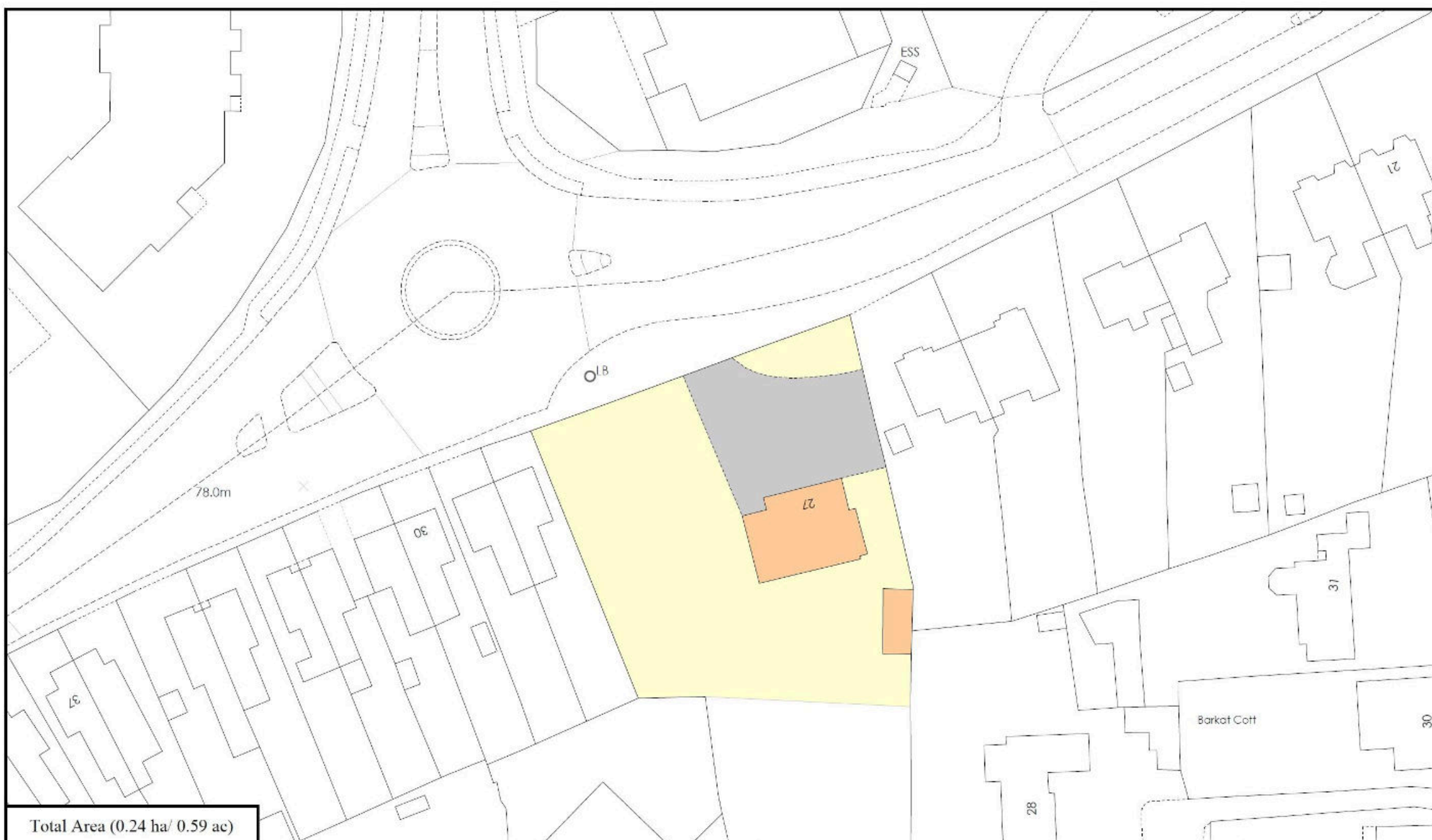
## Agents Notes

The Hawthorns is a Grade II listed building.

There are at least four trees protected by tree preservation orders.

Some structural movement has occurred in the southerly part of the building.





Total Area (0.24 ha/ 0.59 ac)

## The Hawthorns, 27 Newport Road

Location SJ 915 225  
Scale 1:750 @ A4  
Drawing No. Y23073-01  
Date 19.08.24



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO  
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Rowley  
Nursing Home

**The Hawthorns, Stafford**  
**Approximate Gross Internal Area = 420 sq.m/4520 sq.ft**

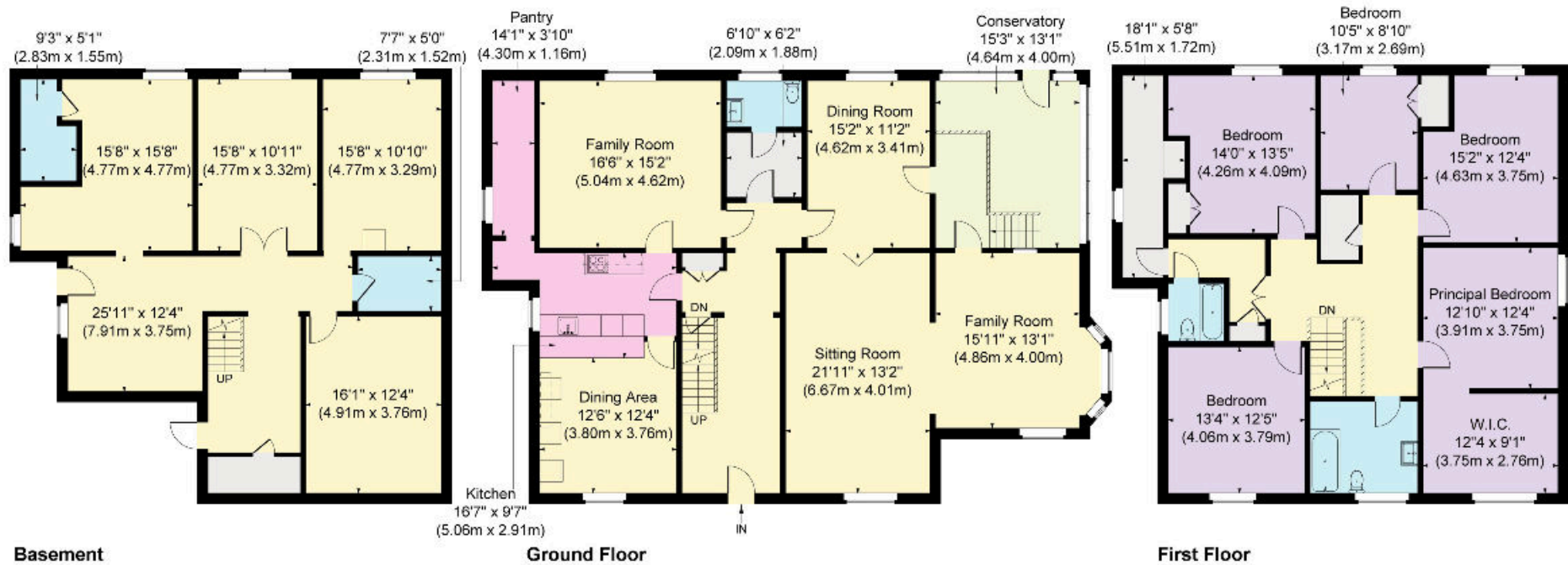
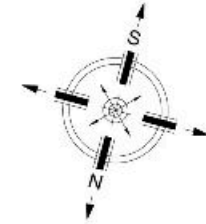


Illustration for identification purposes only, measurements are approximate, not to scale.  
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**I would be delighted to tell you more**

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