






MILLERS FOLLY, HAYES BANK

Stone, ST15 8SZ



AN ENCHANTING LATE VICTORIAN HOUSE

An enchanting late Victorian house set in over 4 acres.

			EPC
7	4	4	E

Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water. Oil fired central heating and private drainage.

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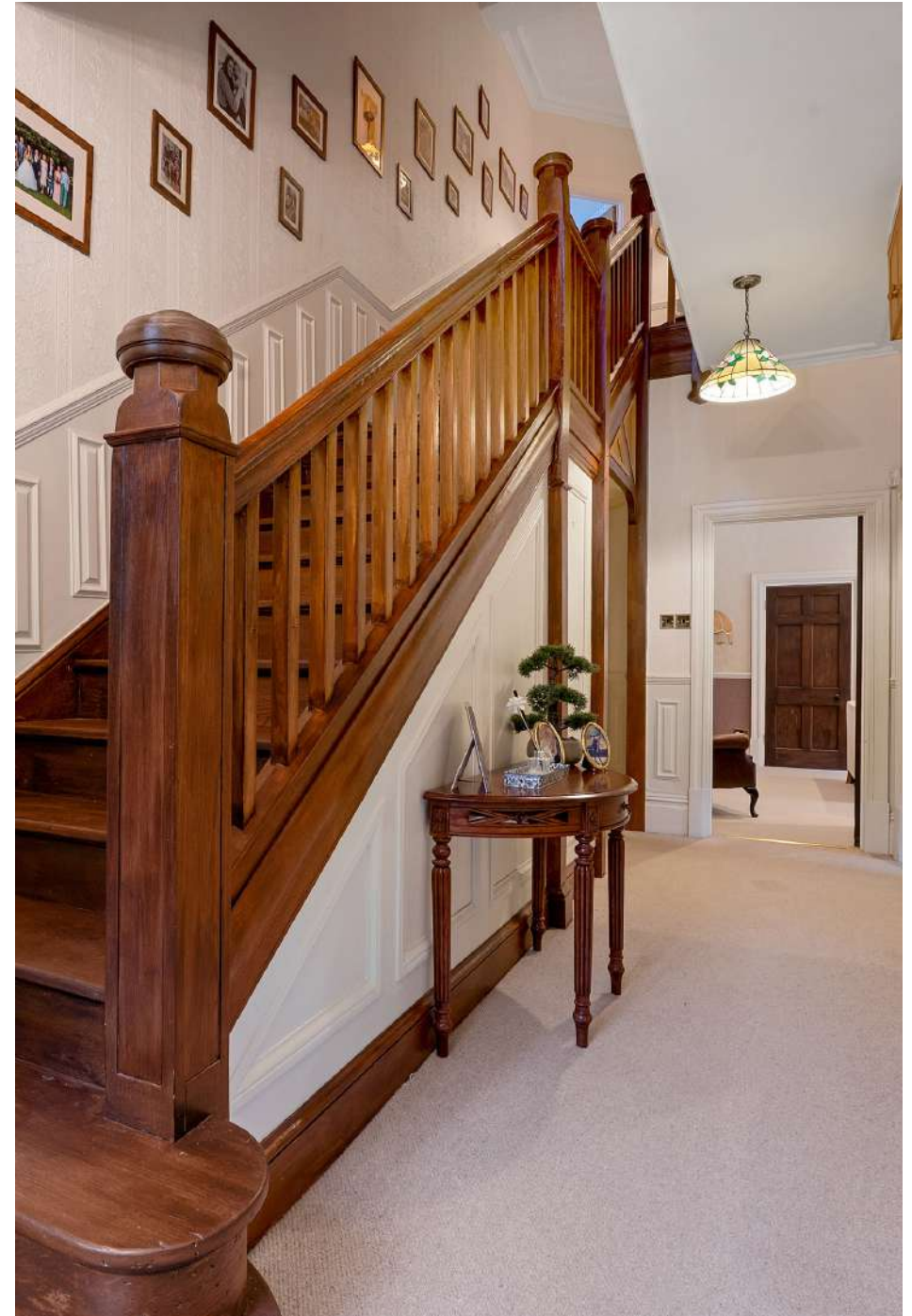
Guide Price: £1,300,000



MILLERS FOLLY, HAYES BANK

Approached via a winding driveway, Millers Folly is an enchanting late Victorian country house built in 1910 and set on the periphery of the popular canal town of Stone. Having recently undergone a programme of upgrades including relandscaping and remodelling areas of both the ground and first floor, Millers Folly represents the ideal family home which exudes period charm.

There are a range of original features including sandstone window surrounds, four pane sash windows, deep skirting, original doors and original servants' bells. The house is set in an idyllic location within Moddershall Valley conservation area within a total plot of approx. 4.26 acres which includes woodland, paddocks with stabling and landscaped gardens.









THE PROPERTY

Entered via the original covered portico, a wide and half glazed front door opens to the entrance hall. With half height panelling and a large picture window with stained glass, the entrance hall offers a generous welcome while doors radiate out to the ground floor living space as well as the guest WC and cellars. The dining room is beautifully proportioned with plenty of space for formal dining and filled with natural light via the bay window at one end of the room. There is an open fire, doors to the garden and ceiling coving. The adjacent drawing room is a superb entertaining space includes a large open fireplace with period surround and bay window which includes doors to the garden.

The kitchen breakfast room leads off the end of the entrance hall and is an excellent family space. Fitted with a range of painted wall and floor cabinetry, there is integrated appliances including a dishwasher and fridge, while there is space for a range style cooker. The sitting room, which offers a more informal area, is off the kitchen with the two spaces being divided by a double-sided wood burner. The rear hallway continues from the kitchen to provide access to the handy pantry, conservatory which is currently used as a gym and the boot room / utility. Having been completely remodelled and refitted, the boot room is a superb space for shoes, boots and coats as well as offering storage and space for white goods.







UPSTAIRS

The original staircase rises to the bright first floor landing. The principal bedroom is generously sized with two walk in wardrobes and a contemporary en suite bathroom with separate shower.

A further two generous bedrooms benefit from en suite shower rooms while a fully fitted out study provides an ideal home working space. A separate guest WC is found adjacent to the office and back staircase.

The main stairs rise again to the second floor landing where there are three well-proportioned bedrooms, all with good head height, together with a family bathroom and separate shower. This floor also benefits from excellent built-in storage, a dedicated storage room, access via a hatch to the attic above.

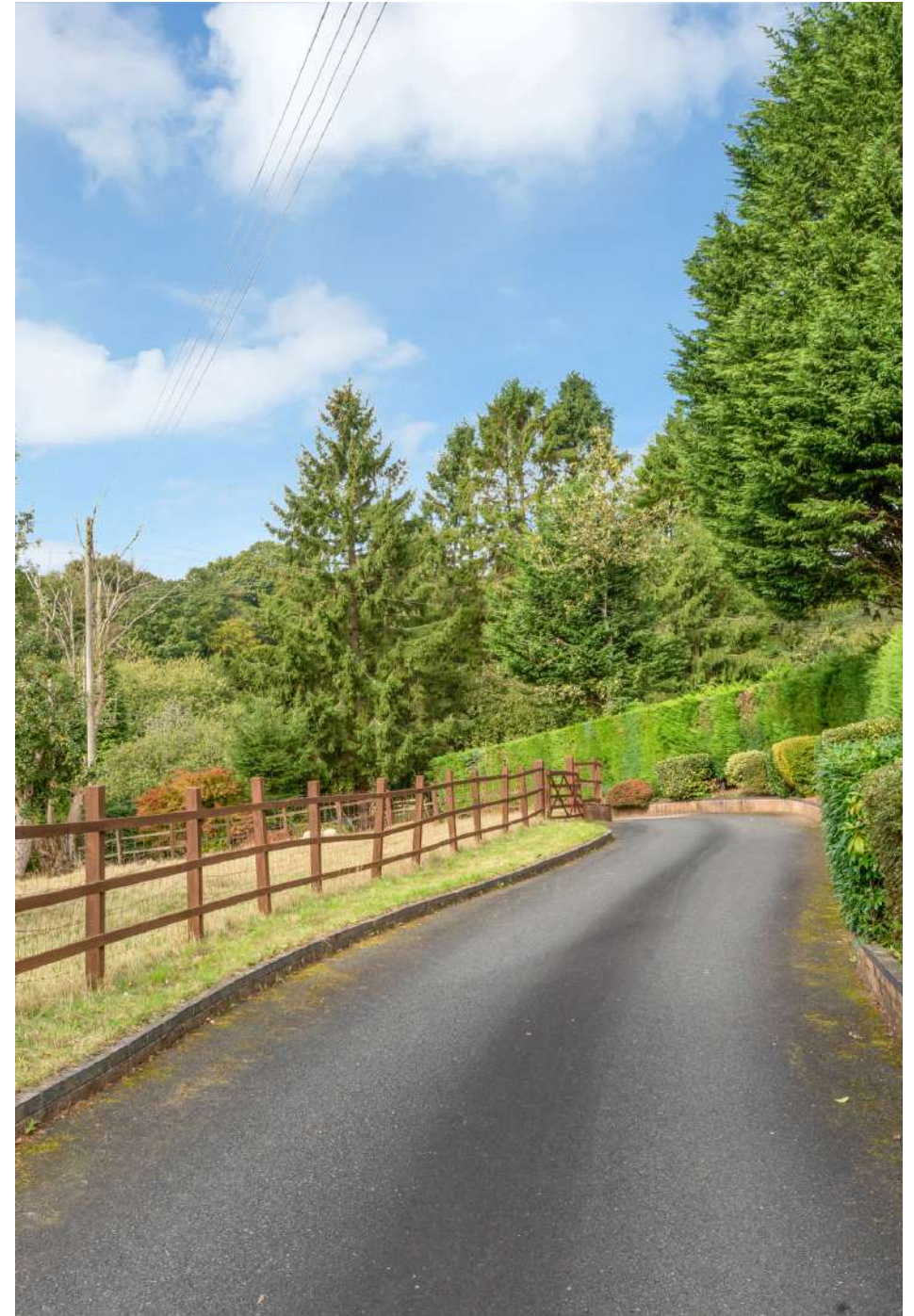




OUTBUILDINGS, GARDENS & GROUNDS

A winding driveway leads off Hayes Bank, through a large pair of electric gates and down to a parking area with space for numerous vehicles. The driveway leads to a triple garage block with gardeners WC off. Various pathways wind their way around the house, with one leading to the rear gardens. Mainly laid to lawn and including a vast terrace, the rear garden is bordered by specimen trees and interspersed with well stocked beds. An area of woodlands with staired pathways running through it, borders the rear garden which provides an enchanting environment.

A pathway from the main driveway continues to a further section of garden which has been fully relandscaped to include a children's play area, seating areas, wood store, sheds and lawns. The remainder of the plot is laid to three paddock areas, one of which includes stabling and a tack room, all with electricity and water supply. All in all the plot totals approx. 4.26 acres.







LOCATION

Nestled within the Moddershall Valley Conservation area, Millers Folly is set in a secluded and idyllic location yet just over a mile from the picturesque village of Moddershall and only three miles from the canal town of Stone. Moddershall offers village amenities including Rook House coffee shop, The Boar Inn pub and Moddershall Oaks Spa. Stone offers a broader range of local shops and restaurants, with a regular Farmers Market, and events taking place such as Stone Food and Drinks Festival in October. 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 and a selection of these include 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 J15 whilst a few miles to the north is the A50 offering the easy link to the M42 and M1. Stafford Station offers intercity trains to London Euston in just one hour and twenty minutes, whilst both East Midlands and Manchester Airports are within an hour's drive.





Location SJ 917 353
 Scale 1:1,500 @ A4
 Drawing No. Z26474-01
 Date 01.10.25



Total Area
 1.73 hectares
 (4.26 acres)

Millers Folly



Based on Ordnance Survey 1:2,500 mapping with the permission of
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Millers Folly
Approximate Gross Internal Area
Main House = 445 sq.m/4791 sq.ft
Garage = 61 sq.m/657 sq.ft
Total = 506 sq.m/5448 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted
to tell you more.

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