



JOHNSON HALL

Eccleshall, Stafford



AN OPPORTUNITY TO ACQUIRE ONE OF STAFFORDSHIRE’S LANDMARK PROPERTIES

With significant scope for modernisation, Johnson Hall is substantial country house extending to excess of 17,000 sq ft. Grade II Listed.


6


4


4


3.44
acres

Tenure: Freehold.

Services: Mains electricity. Private water supply from borehole. Drainage to shared septic tank and oil fired / LPG central heating.

Local Authority: Stafford Borough Council

Council Tax: Band G

Postcode: ST21 6JA

LOCATION

Johnson Hall is located on the periphery of the ever popular market town of Eccleshall, less than a mile from the bustling high street. Eccleshall provides a superb range of amenities including a large convenience store, doctors, dentists, optician, post office, restaurants, public houses, a number of independent boutiques and sports clubs. The market town is extremely popular and has been voted one of the top fifty places to live by the Sunday Times.

Johnson Hall is also located a short distance away from the larger centre of Stafford (6 miles) which provides a wider range of amenities as well as access to Junction 14 of the M6 (4.5 miles) and an intercity train station which gives access to London Euston in just over one hour and twenty minutes. There is an excellent range of schooling within the area including Yarlet, Stafford Grammar, Newcastle-under-Lyme School and St Dominic's Stone.

Distances: Eccleshall 0.8 miles, Stafford town and station 6.1 miles, Stone 7.8 miles, Birmingham Airport 45 miles, Manchester Airport 48 miles and East Midlands Airport 52.1 miles (all distances approximate).



JOHNSON HALL

A local landmark, Johnson Hall is an exceedingly attractive grade II country house set on the outskirts of the market town of Eccleshall, just 0.8 miles from its bustling High Street. A house has stood on the site of Johnson Hall since the 13th century, with an expansive Georgian country house being built during the 1700s. In 1883, William Moat OBE undertook a substantial remodelling of the Hall in the popular Cheshire Tudor style to create the unique and striking period home that stands today. Whilst in need of a programme of modernisation, Johnson Hall offers an exciting opportunity to create a substantial family home set in delightful grounds. Planning permission has recently been granted to reconfigure the internal layout to provide a vast single residence of approx. 13,500 sq ft together with integrated first and second floor flats of approx. 1,475 sqft, 1,033 sq ft and 700 sq ft which offers an incoming purchaser a pre primed opportunity.

Approached from the Newport Road via a long and winding driveway, a pair of electric gates open to a gravelled driveway which leads to an expansive front parking area. The southerly views across the adjoining gardens and to the lake beyond offer an impressive welcome to this grand home. The Hall is currently split into three broad areas being the main hall, the five apartments and the old offices. A covered vestibule leads to a pair of double entrance doors which in turn open on to the entrance lobby of the main hall. The lobby carries on to open to the great hall. The great hall is the hub of the Hall and includes a superb stained glass atrium, carved staircase, oak parquet floor and an ornate carved fireplace which is understood to pre date the existing Hall. The library, currently used as a sitting room, is a superb forward facing reception space off one side of the great hall and includes full oak panelling incorporating a carved fireplace with coat of arms. The impressive drawing room leads off the opposite side of the hall and offers an opulent formal reception space which includes high ceilings, mullioned dual aspect windows and marble fireplace. The billiards room is open plan from the drawing room and incorporates a carved fireplace. The dining room is of epic proportions with plenty of space for formal entertaining and includes a large twelve pane mullioned window with views across the adjoining gardens, deep cornice and an elegant fireplace. A door opens to the kitchen breakfast room which incorporates a range of wall and floor cabinetry, as well as a green enamel AGA. The guest WC / utility completes the ground floor and is found off the great hall.





The ornate cantilevered staircase rises to the first floor gallery which offers access to the bedrooms in the main hall as well as the first floor covered veranda. The principal bedroom is filled with natural light via dual aspect windows with exceptional views. There is an adjoining bathroom with separate shower. There are a further five double bedrooms, two of which benefit from en suite facilities while a family shower room serves the remaining bedrooms.

The remaining parts of the hall are the old offices and the apartments. Accessed off the side courtyard, the old offices were previously used for business purposes and comprise two large rooms with a rear store / workshop. The apartments are accessed from the rear of the hall and then off a central staircase. There are a total of five apartments, three of which are one bedroom units and two are two bedroom units.



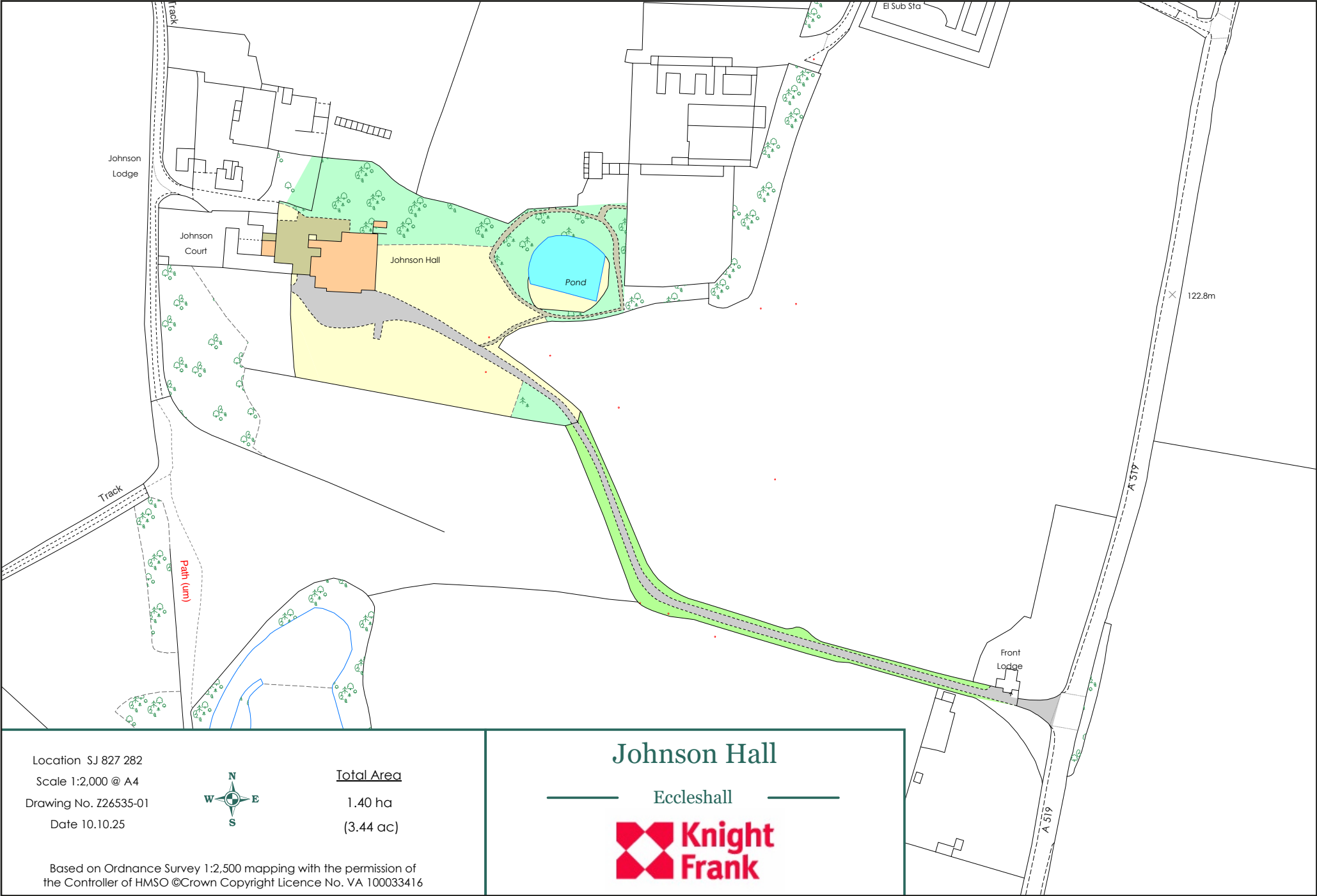
GARDEN & GROUNDS

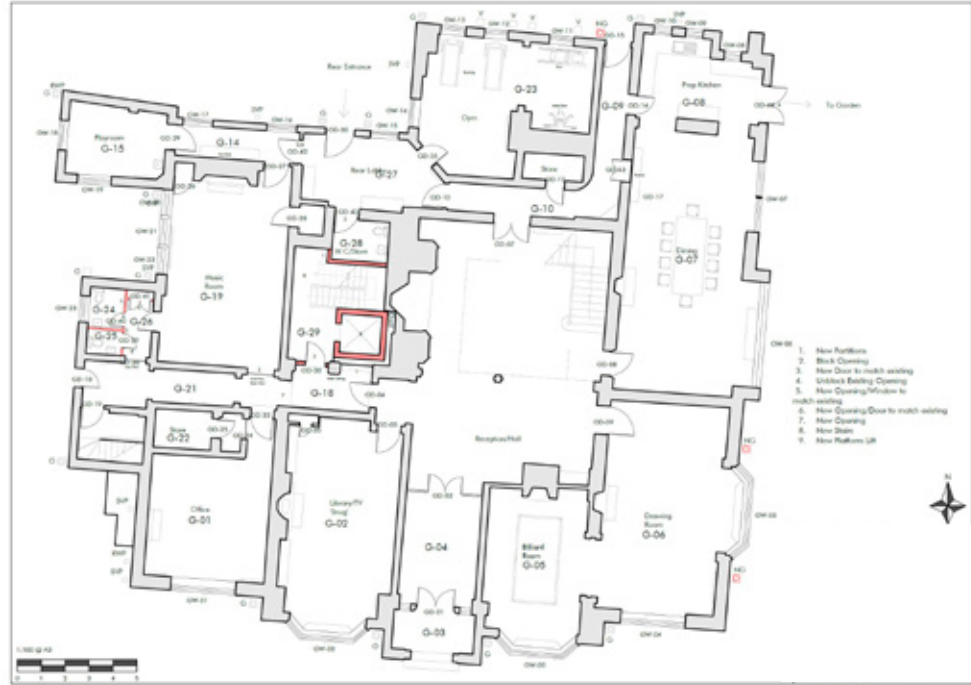
Approached via a sweeping driveway, a pair of electric gates lead to a large front parking area which can accommodate numerous vehicles. The driveway continues to the side of the Hall to an expansive courtyard which provides access to the three garages.

The grounds envelope the Hall on all sides and provide an idyllic setting. There is a large front lawn running down to the ha-ha with exceptional views of the lake beyond. The side lawn, on which was previously an orangery, leads to a wooded area which includes a lake.

All in all, the plot totals approx. 3.44 acres.

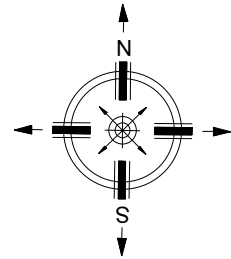
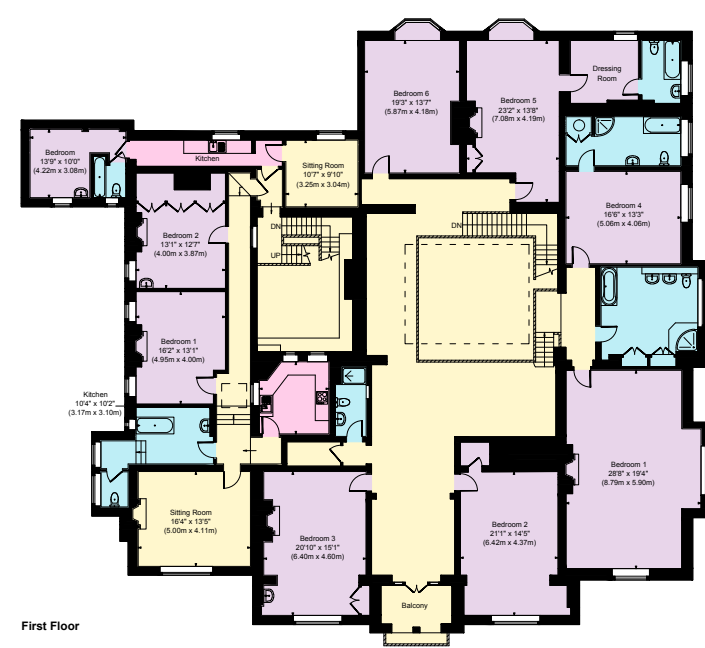
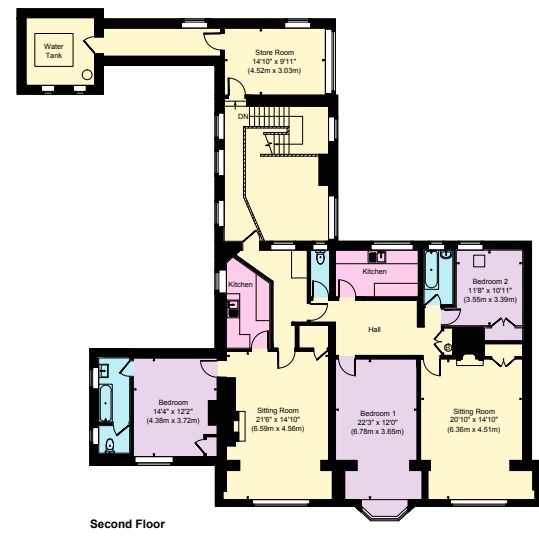
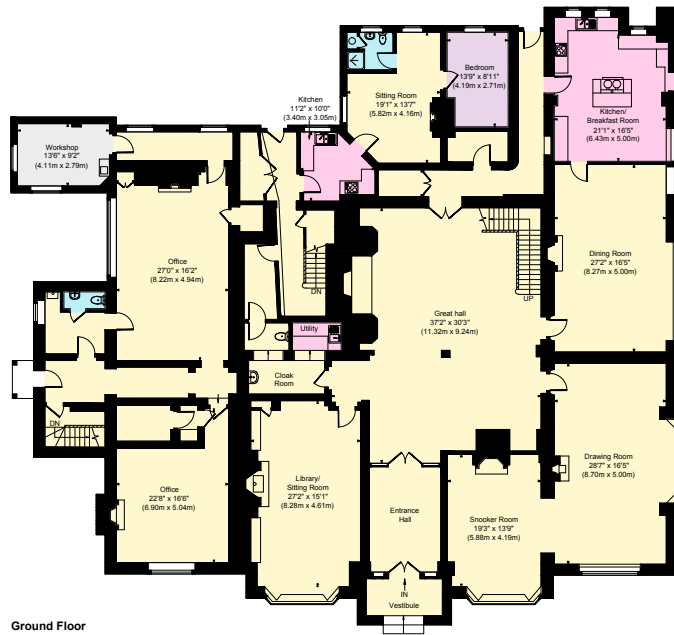
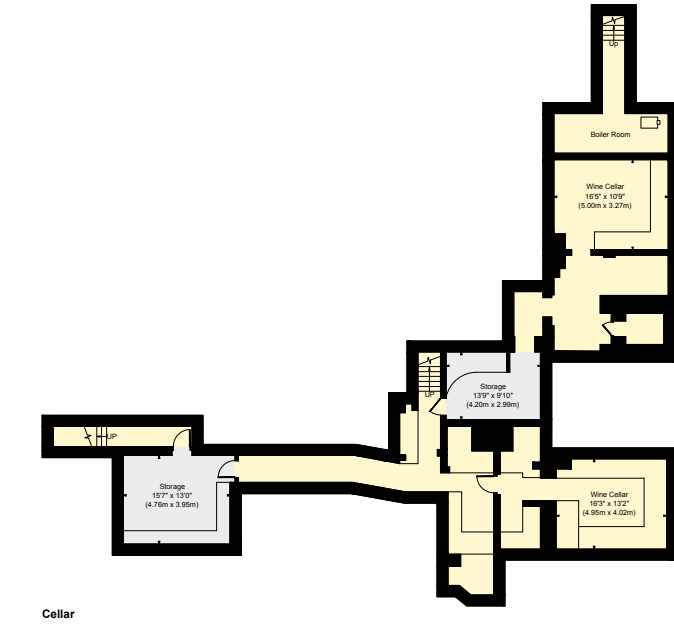






PLANNING PERMISSION

Stafford Borough Council have recently approved 25/40153/FUL which is a scheme to incorporate the old offices and apartments back into the main hall as one residence with a first and second floor integrated flats. The current owner has undertaken a significant amount of due diligence on these works. Further details are available on request.



Approximate Gross Internal Area = 1589 sq.m/17099 sq.ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Mitchell Glassey
01785 331961
mitchell.glassey@knightfrank.com

Stafford
The Moat House, Newport Road
Stafford, ST16 2EZ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.