



Idlerocks House, Moddershall, Staffordshire

**Tinsley  
Garner**  
independent property expertise



A unique opportunity to acquire an historic period house set amidst 10 acres of magical woodland gardens in a village location 3 miles from Stone. Idlerocks House was built around 1896 by Godfery Wedgwood of the Wedgwood Pottery dynasty and has been in its current ownership for the past 27 years. The house has been sympathetically restored by the present owners retaining many period features including a beautiful sweeping staircase, oak wall panelling, ornate ceilings and grand fireplaces.

#### Accommodation

The reception hall leads through to a grand entrance hall with striking oak panelling and sweeping staircase to the first floor landing. Doors lead off the hall to the grand sitting room with garden views and beautifully detailed Wedgwood ceramic fireplace and ceiling decor, oak panelled dining room and kitchen with bespoke cabinets, Corian work surfaces and garden views. There is a further reception room and rear hall with guest cloakroom, utility and boot room. Rear staircase with access through to the adjoining apartments.

The magnificent oak staircase leading to a large gallery landing with doors leading off to four double bedrooms, all of which enjoy garden views. The principal bedroom has an en-suite dressing room and separate en-suite bathroom, with two further bedrooms enjoying en-suite facilities. The rear staircase rises to a second floor where there are a further three double bedrooms, games room, study and cloakroom with WC. Stairs to the attic space.

#### Outside

Idlerocks House is set within 10 acres of woodland gardens on the edge of the Moddershall Valley conservation area. The stone flagged terrace offers plenty of opportunity for outdoor living and has steps leading down to a large formal garden with extensive lawn area flanked by a variety of shrubs and trees, with a path leading down to a discreetly hidden tennis court. Beyond the formal gardens there is mature woodland planted with a wide variety of native species.

#### The Apartments

Adjoining but separate to the main house there are three self-contained apartments which are let on short hold tenancy agreements. Flats 1a & 1b are both 2 bedroom units and Flat 2 is a larger 3 bed unit. The apartments each have two parking spaces and enjoy the use of communal gardens away from the main house.

#### The Area

Idlerocks is located in a secluded position on the edge of the delightful rural hamlet of Moddershall, approached over a long driveway flanked by woodland and is within walking distance of the village church and the popular local pub. The market town of Stone is a little under three miles away and a host of amenities including the renowned Wedgwood Visitor Centre, and Trentham Gardens where 725 acres of natural beauty and award winning gardens lie in await of exploration.

Minutes away from the A34, A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins. Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.





Services: Mains water and electricity

Drainage to a septic tank.

Oil Fired central Heating.

Council Tax Band for the main house G

Freehold Asking Price £1,650,000

Viewing by Appointment

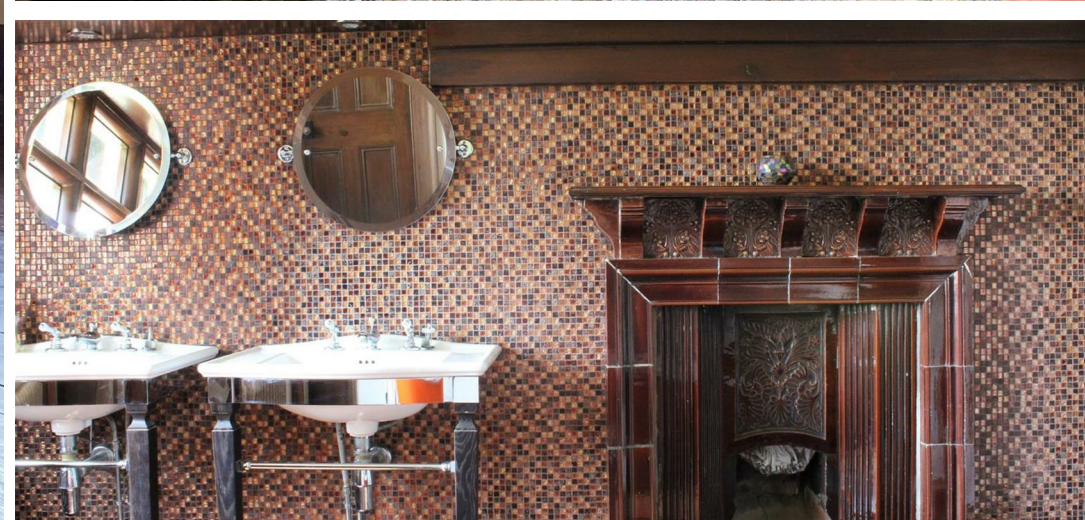
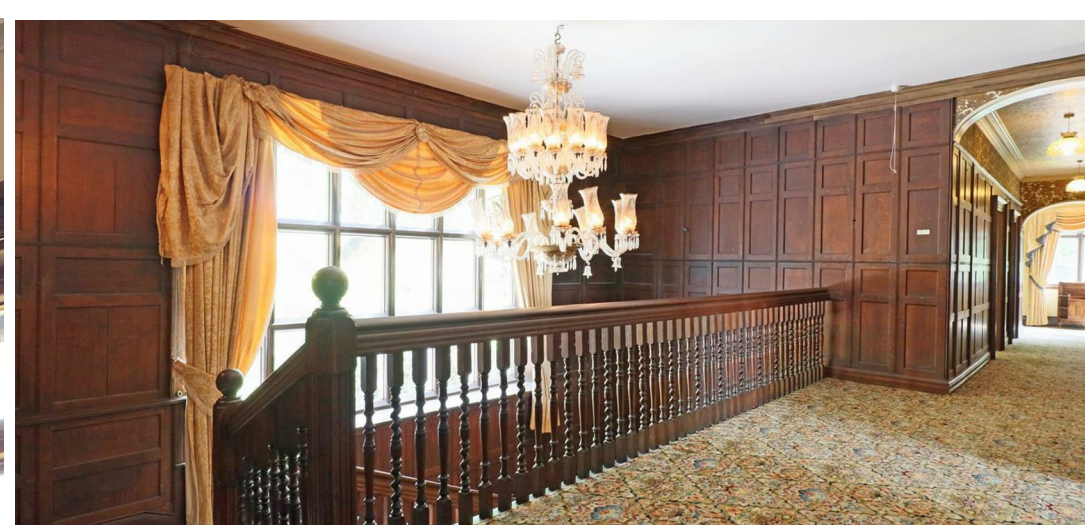
For Sale by Private Treaty, subject to contract.

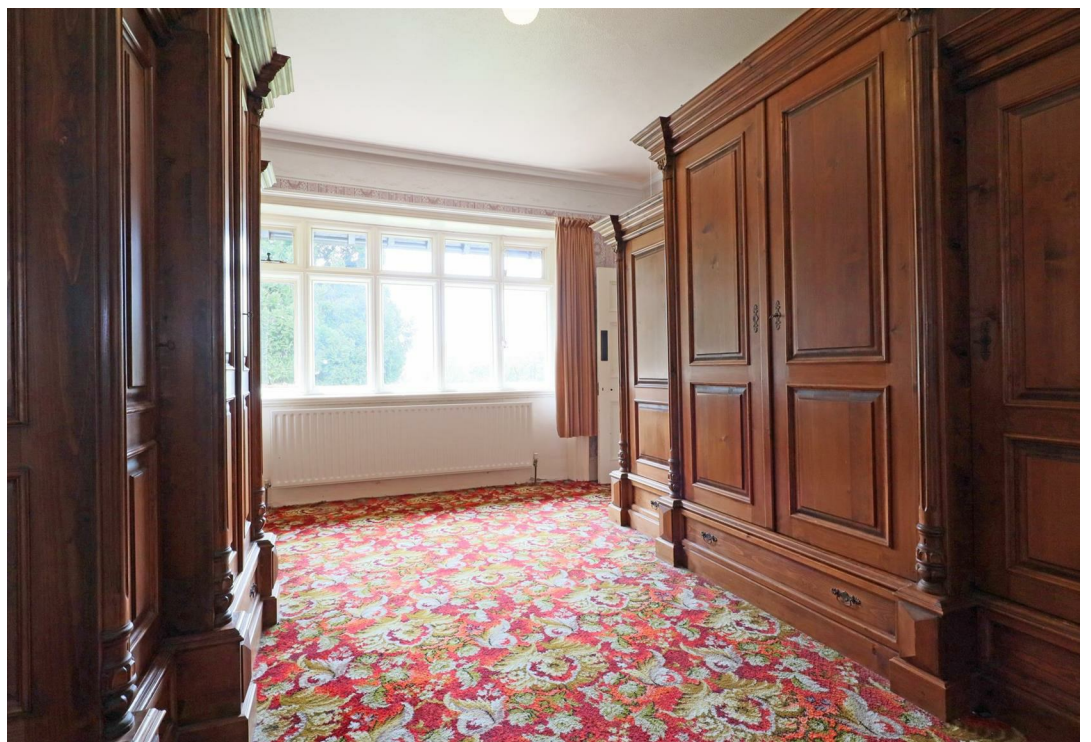
Vacant possession on completion





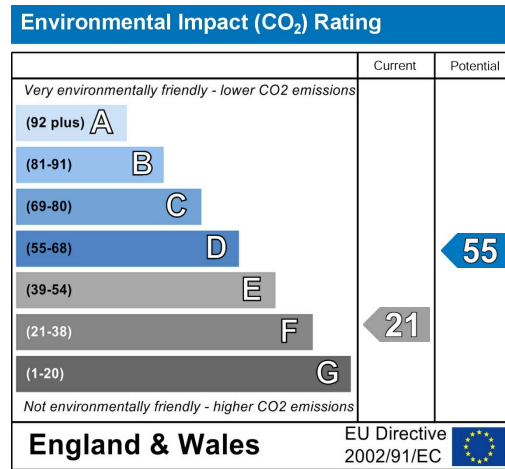
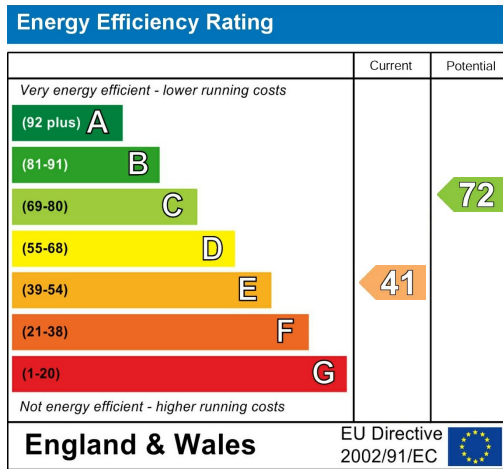
















The Market House, Mill Street, Stone

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