



Standon Farm Standon, Eccleshall, Staffordshire, ST21 6RN

**Tinsley
Garner**
independent property expertise



A fabulous family home in a lovely rural setting with views as far as the eye can see. Standon Farm is set in private gardens and paddock extending in total to approximately 6 acres in a secluded, but not isolated location in a rural hamlet four miles from Eccleshall. The house has been extensively re-modelled and upgraded during its present ownership and offers exceptionally spacious accommodation with over 4,000 sq ft of living space within the main house and with the added bonus of a self-contained 1 bedroom annexe and large three car garage with office space over.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Formal Dining Room, Lounge with adjoining Den, Study, Large open plan dining kitchen and adjoining snug with wood burning stove and French doors to the patio. In addition there is a downstairs WC, laundry and separate boot room.

First Floor

Landing, Master bedroom suite with adjoining fitted dressing room and en-suite shower room, Guest double bedroom with en-suite shower room, three further double bedrooms, luxurious period style family bathroom and separate WC.

Self-Contained Annexe

A purpose-built self contained annexe which adjoins the main house. Featuring spacious accommodation with open plan dining kitchen, separate sitting room with French doors to the garden, double bedroom with fitted wardrobes and en-suite bathroom.

Outbuildings

There is extensive parking within the gated courtyard and room to accommodate a number of vehicles. Detached brick built 3 car garage with internal staircase and office / storage to the first floor. In addition, there is a modern detached 900 sq ft steel framed barn / work shed discretely located at the end of the garden with separate vehicular access from Chatcull Lane.





Gardens & Paddock

Standon Farm occupies an elevated position on Chatcull Lane with far reaching westerly views across Staffordshire and Shropshire. The plots extends to approximately 6 acres featuring a large formal lawn garden with several seating areas and plenty of opportunities for outdoor living, ornamental pool and raised wooden 'Sundowner Deck'. Adjacent paddock which is fully enclosed and has a separate access point from Chatcull Lane. the plot affords total privacy from nearby houses.

The Area

Standon Farm is located amidst glorious Staffordshire countryside in a rural hamlet seemingly miles from anywhere and yet just a little over 4 miles from Eccleshall and about 7 miles from Stone. The Potteries, Stafford and Telford are all within commuting distance, The property is equidistant from both Stafford and Stoke railway stations and M6 Jct 15 & 16 are within 15 minutes drive. There are 4 international airports within 1 hours drive.

General Information

Services; Mains Water & Electricity. Oil fired central heating. Drainage to a private drainage system.

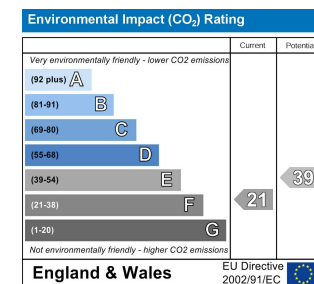
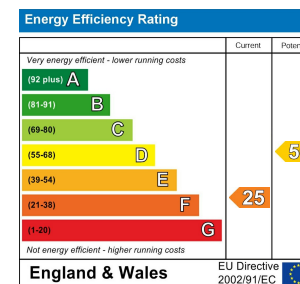
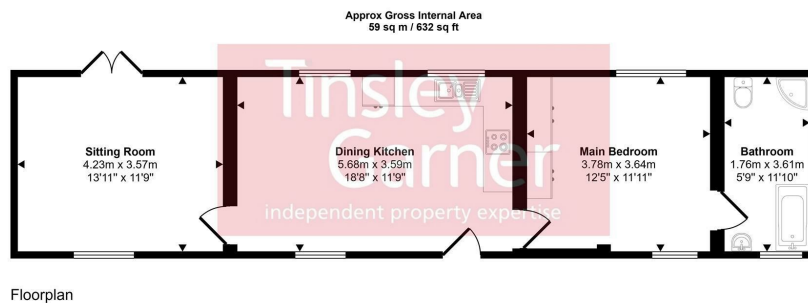
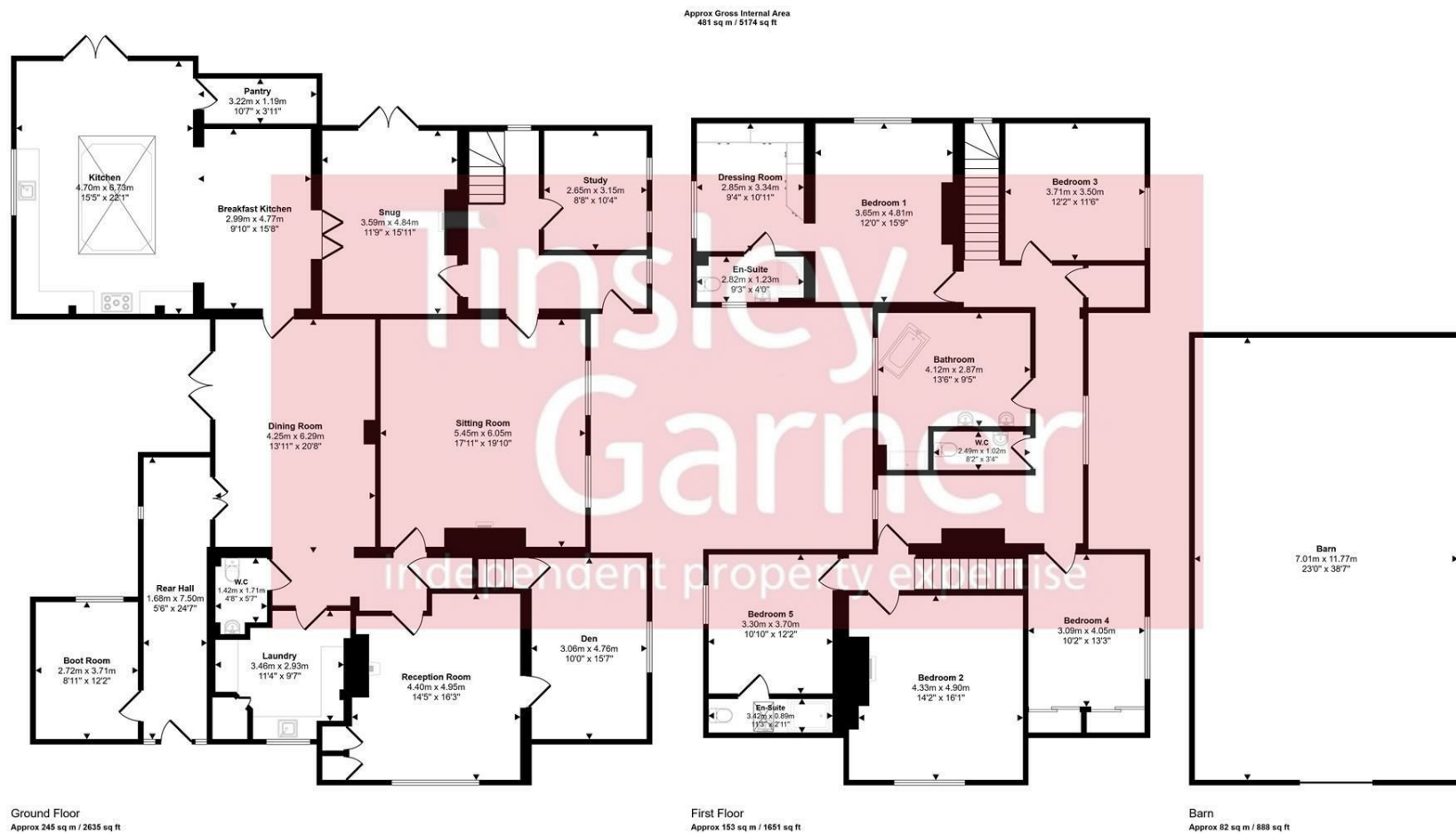
Council Tax Band F

Viewing by appointment

Freehold Asking Price £1,450,000

For Sale by Private Treaty, subject to contract.
Vacant possession on completion.









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