



Hartwell Cottage Farm Hartwell Lane, Barlaston, Staffordshire, ST15 8TL

**Tinsley  
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independent property expertise









Motivated vendor, significant price reduction! Your very own seat in the country! If you are seeking the peace & tranquillity of rural life without sacrificing convenience then Hartwell Cottage Farm should be high on your list for consideration. The house is hidden in plain view, set on 0.55 acres of garden in a discreet position mid way between Barlaston and Rough Close, seemingly miles from anywhere and yet within 5 minutes drive of the hustle & bustle of life. The property dates in part from 1852 and retains many original features, whilst having been re-modelled and renovated from the ground-up by its present owners to create a comfortable, well appointed family home which offers exceptionally spacious accommodation catering for every need of modern life combined with large private gardens and oodles of space for outdoor living.

#### Ground Floor

Entrance Hall, Cloakroom & WC, Spacious dual aspect sitting room, traditional style solid oak kitchen, Belfast sink with space for casual dining and French doors to the gardens, adjoining open plan family room. Study with French doors to the gardens, Children's play room / Den. Utility room matching the kitchen

#### First Floor

Landing. Main Bedroom with exposed beams dual aspect over the gardens, luxury en-suite with cool contemporary suite and walk-in shower, Bedroom 2 - double bedroom with tall vaulted ceiling, exposed beams and brickwork, Bedroom 3 - double bedroom with dual aspect over the gardens, tall vaulted ceiling with exposed beams, Bedroom 4 - double bedroom with dual aspect over the gardens, tall vaulted ceiling with exposed beams, Guest Bedroom - en-suite double bedroom with vaulted ceiling and exposed beams, contemporary en-suite Shower Room. Luxurious family bathroom with free standing bathtub, walk-in shower and twin wash stand. Tall vaulted ceiling with exposed beams. The bathroom has a built-in TV with Firestick & Alexa connected

#### Outside

The property is approached over a private farm track about 100m off Hartwell Lane. Parking area with space for a number of vehicles and ample room to erect a garage or stable if required. The gardens extend in total to approximately 0.55 acres and are completely private, featuring lawn areas to all sides and oodles of space for outdoor living with tiered patio area to the rear and an outdoor kitchen. Children's play area and potential to create a paddock if so desired.

#### The Area

Hartwell Cottage Farm is located on Hartwell lane about 1 mile to the east of Barlaston village and a similar distance to Rough Close. The property is within walking distance of Barlaston village where you will find a, primary school, two pubs and a host of shops and amenities including the renowned Wedgwood Visitor Centre and Trentham Golf Club.

Countryside walks are on the doorstep and just over 4 miles are the spectacular Trentham Gardens where 725 acres of award winning gardens and ancient woodland lie in await of exploration, along with a unique shopping village, garden centre and regular outdoor events. For those who prefer their sport played with odd-shaped balls, Stoke Rugby Club is within strolling distance of the property. The club has senior men's and women's teams and a thriving mini & junior section for aspiring Owen Farrells.

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.







### General Information

Services: Mains water & electricity. LP Gas central heating. Under floor heating to the kitchen and lounge. Electric under floor heating to the main en-suite and family bathroom. Drainage to a septic tank.

Planning permission has been approved for a single storey extension to the side of the house - with footings already in-situ and signed off by Building Control.

Freehold Asking Price £895,000

Access - The track approaching the property is owned by a neighbouring farm over which Hartwell Cottage Farm has a right of way. The track is used occasionally to access the adjacent farmland.

Council Tax Band C - Stafford Borough Council

Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion

### Directions

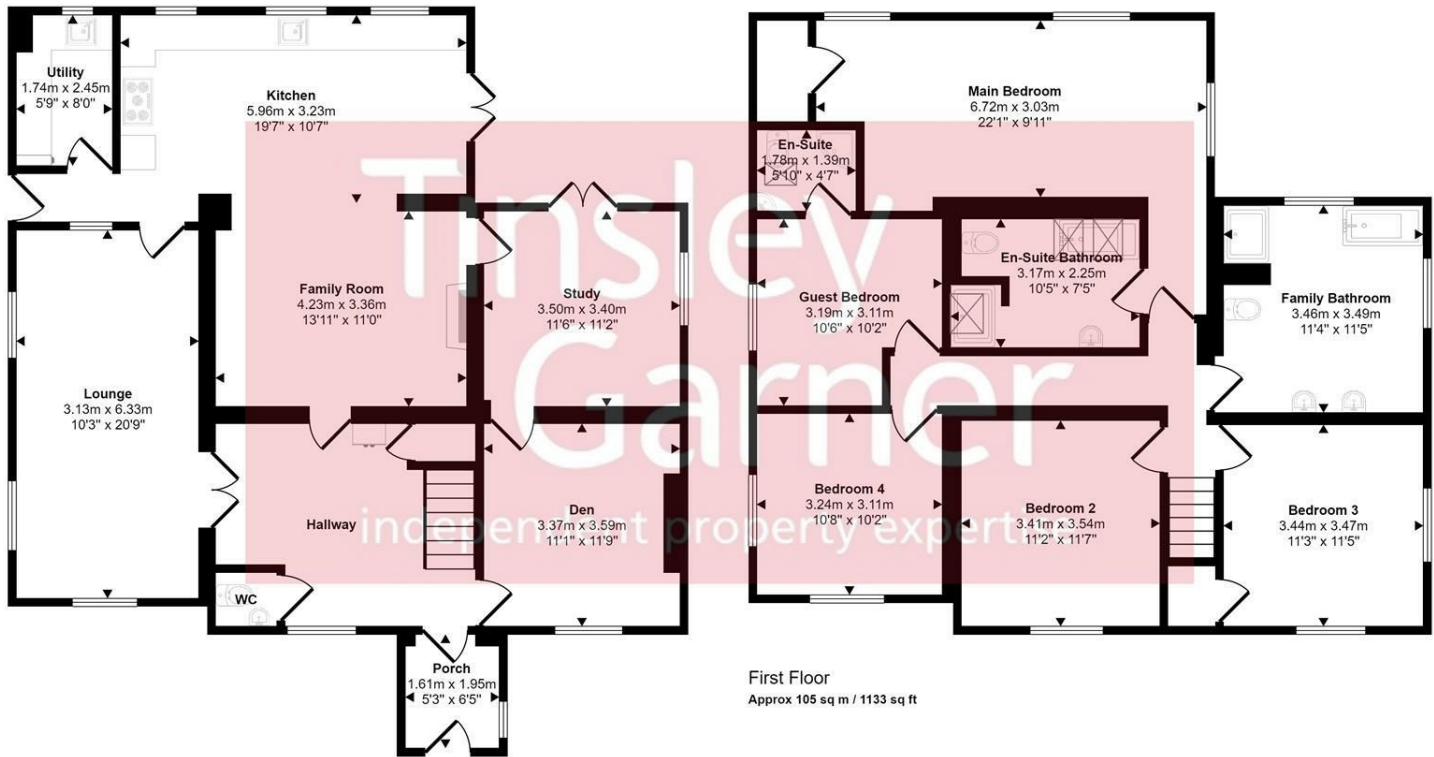
The postal address of the property is a quirk of our post code system because the property is not actually in Stone but in a rural location on Hartwell Lane mid-way between Barlaston and Rough Close. Using What 3 Words coordinates 'Hook.play.slams' which will take you to the end of the drive.

As a marker the lane leading to the property is opposite Stoke Rugby Club and the property cannot be clearly seen from Hartwell Lane.



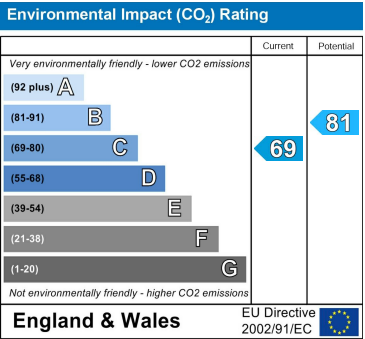
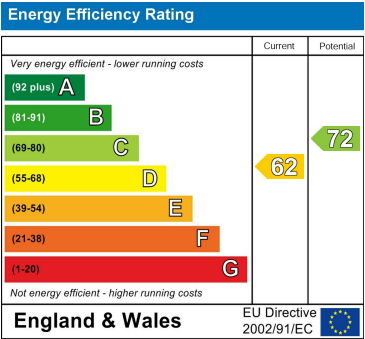


Approx Gross Internal Area  
216 sq m / 2323 sq ft

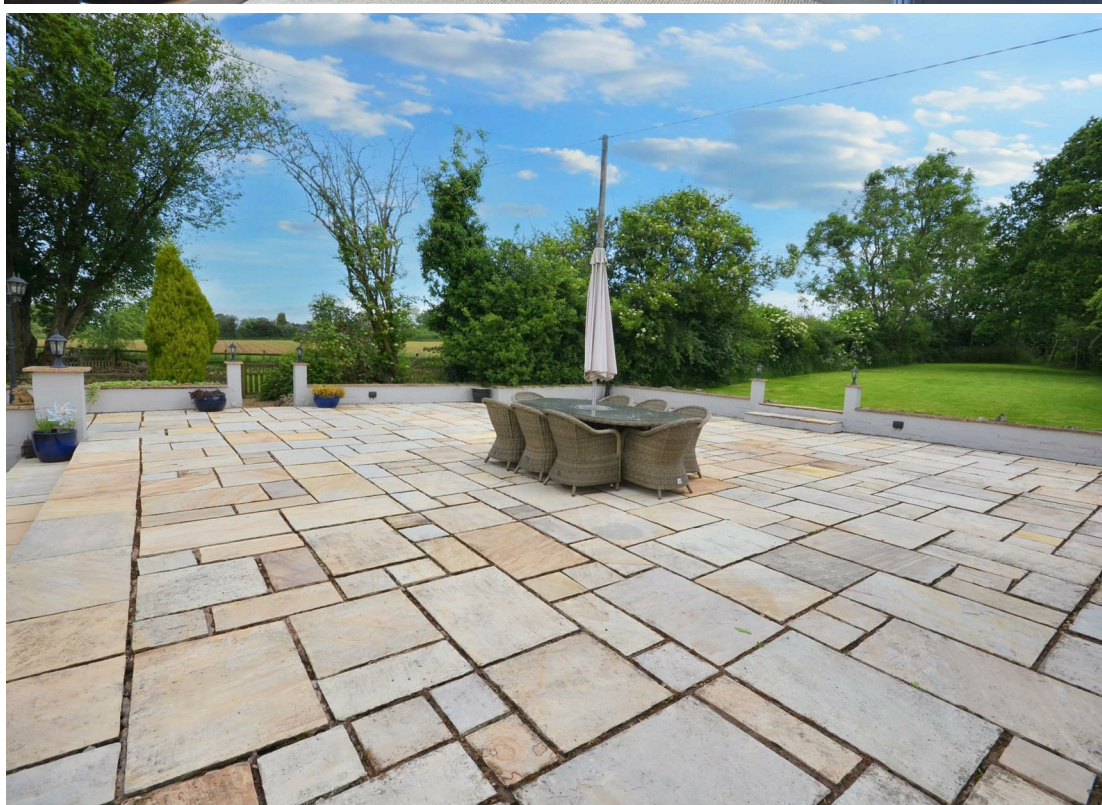


Ground Floor  
Approx 111 sq m / 1190 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.











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