



Stonefield House, Newcastle Road, Stone, Staffordshire, ST15 8LB

**Tinsley
Garner**
independent property expertise





A unique opportunity to acquire one of Stone's last remaining grand family homes, set in approximately one acre of gardens in a discreet canal side location strolling distance to Stone Town Centre. Stonefield House is a late Georgian property, having been built around 1780, which records show was auctioned at The Crown Inn, Stone on 10th April 1838. The house has been in the same family ownership since 1928 and occupied by the current owners since 1974. Stonefield House is a wonderful old property which offers exceptionally spacious accommodation including 6 bedrooms within the main house combined with two self-contained flats to the rear, a range of domestic outbuildings and garaging for 5 cars. The house is hidden in plain sight, enjoying large private gardens with direct access to the canal tow path at the rear. The house is grade II listed, hence it retains many of its original period features and whilst it has been maintained to a good standard over the years, it does now offer the opportunity for future owners to stamp their own mark.

Main House Accommodation

Ground Floor

Reception Hall with herringbone pattern parquet wood block floor, Drawing Room with bay window overlooking the garden, period fireplace and parquet wood block floor, Dining Room with bay window to the front of the house and herringbone pattern wood block floor, Morning Room with bay window to the side of the house and door opening to the conservatory. Open plan Dining Kitchen and separate laundry. Rear hall with under stairs access to the cellar, two studies, two large store rooms, cloakroom with WC and separate shower room.

First Floor

Gallery Landing, Principal Bedroom with full en-suite bathroom, three further double bedrooms and two single bedrooms. Guest shower room.

Cellar

Staircase leading from the hall to a large dry cellar with three rooms.

Domestic Outbuildings

Inner courtyard with workshop, coal store, tool store and a gardener's loo. There is a brick built tool store in the walled garden to the rear of the house. Attached 2/3 car garage with dovecote over and 2 further garages in the courtyard at the rear.

Apartments

There are two self-contained apartments with communal entrance from the courtyard to the rear. The apartments are part of but separate to the main house and could easily form part of the main house if required.

Ground Floor Apartment

Entrance Hall, Lounge, Kitchen, double bedroom and bathroom.



First Floor Apartment

Ground floor communal entrance with stairs to the first floor landing, hallway, lounge, double bedroom, kitchen and bathroom.

Gardens

Stonefield House occupies private gardens extending to approximately 1 acre in a canal side location approximately ¼ mile from Stone town centre. The gardens are mainly lawn with walled garden to the rear along the canal side and boundaries formed by mature shrubs and trees which give almost total privacy from the outside world.

The property has a discreet entrance from Newcastle Road leading to a large parking area and two car garage at the front of the house and has additional parking at the rear where there are two further garages.

General Information

Services; Mains gas, electricity, water & drainage. Gas fired central heating.

Tenure; Freehold

The property is Grade II listed

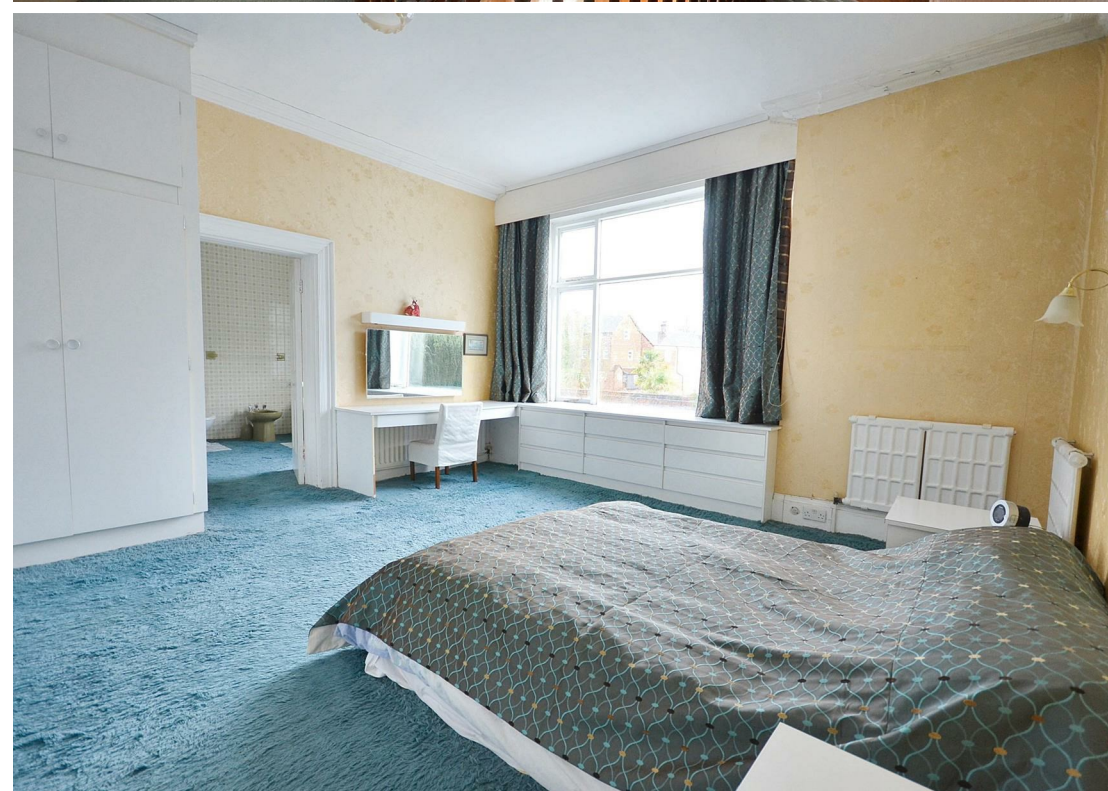
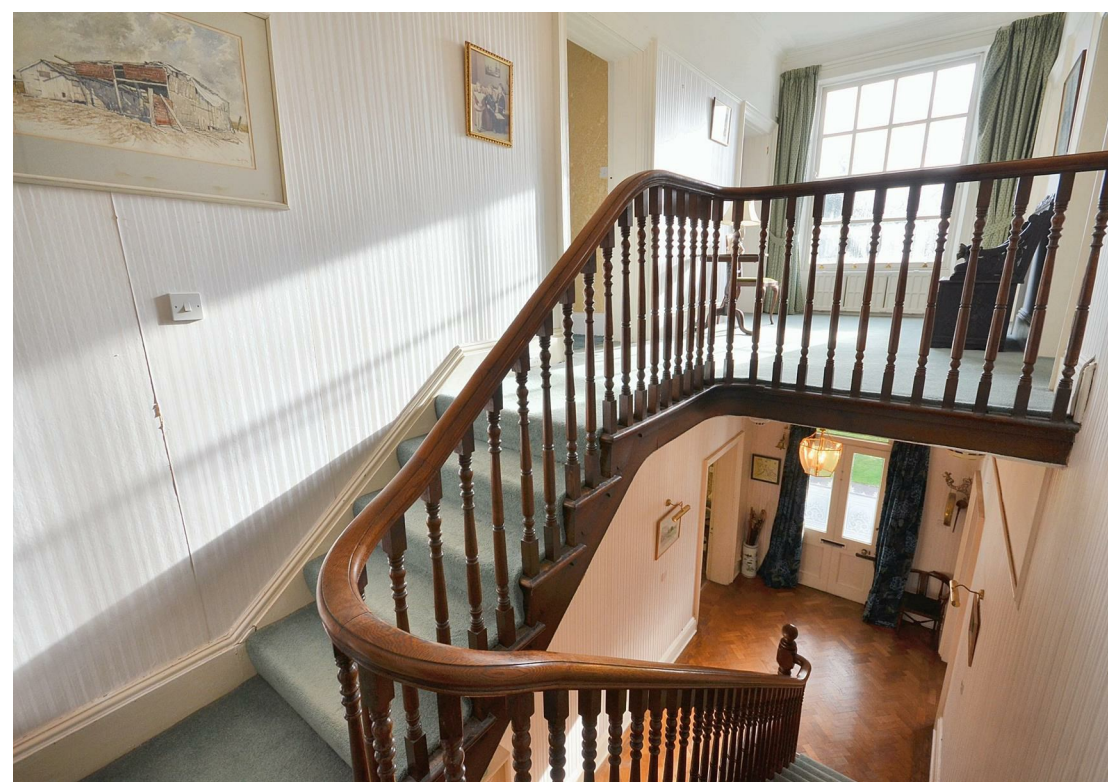
Viewing; Strictly by appointment

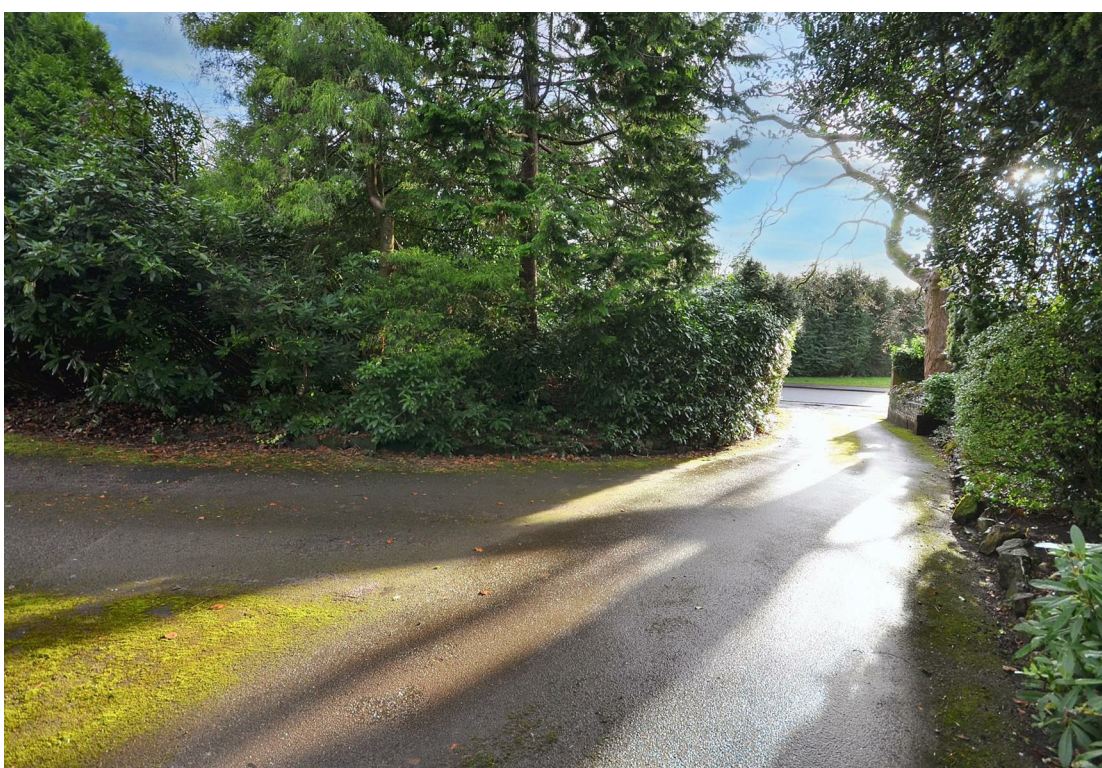
Asking Price; £985,000, subject to contract.

For Sale by Private Treaty. Vacant possession on completion

The Area

Stonefield House is located within strolling distance of the town centre, within easy reach of several local schools and about 10 minutes walk to Stone railway station. The town is ideally located for commuting in all directions, minutes away from the A34, and M6, within easy commuting distance of The Potteries and Stafford and 15 mins from both the Royal Stoke and Stafford Hospitals. Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.







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