



## Groomfields House, Hilderstone, Stone, ST15 8SL



**Asking Price   £895,000**

A detached, converted former barn in a peaceful rural location midway between Hilderstone and Cresswell, Groomsfield House sits in gardens and paddock land extending to approximately 1.1 acres. Enjoying an elevated position, it offers far-reaching easterly views towards the distant Staffordshire Moorlands. This is a quirky and beautifully reimagined agricultural building, now offering exceptionally spacious and versatile accommodation to suit a wide range of lifestyles. Inside, you'll find two impressive reception rooms with ample space for entertaining, a generous kitchen, and four double bedrooms – three of which have en-suite facilities – plus a family bathroom. The location is ideal for commuting throughout Staffordshire, with Junction 15 of the M6 just 20 minutes away and the A50 reachable within 10 minutes. Offered for sale with no upward chain.



**01785 811 800**

**<https://www.tgprop.co.uk>**





#### Entrance Hall

#### Utility Room

Door leading off the hall. Fitted with a range of wall & base cupboards with work surface and sink unit. Wall mounted central heating boiler and space for domestic appliances.

#### Cloaks & WC

With white suite comprising; WC and hand basin.

#### Dining Room

Leads off the entrance hall with dual aspect windows front and rear. Oak floor, beamed ceiling and exposed brick pillar.

#### Sitting Room

Spacious sitting room with tall vaulted ceiling, exposed A-frames and beams. Chimney breast with raised stone flagged hearth and wood burning stove. Oak floor throughout and dual aspect windows overlooking the courtyard garden to the rear and panoramic views to the front.

#### Ground Floor Bedroom 3

Door leading through from the sitting room, ideal for use as a guest bedroom, teenager's retreat or home office. Windows to three sides and tall vaulted ceiling with exposed beams.

#### En-Suite Shower Room

White suite comprising; shower enclosure with glass screen and thermostatic shower, pedestal basin & WC.

#### Kitchen

Fitted with a range of bespoke traditional style wooden cabinets with painted doors and natural oak block counter tops. Belfast ceramic sink unit and space for a range cooker. Vaulted ceiling with exposed woodwork, dual aspect windows.

The kitchen extends into a food prep area which features a range of contemporary cabinets with high gloss doors and coordinating quartz counter tops and island with breakfast bar. Integrated ceramic electric hob and built-under oven. Dual aspect with window overlooking the courtyard garden and French doors opening to the front garden.

#### Reception Hall

Main reception hall with arched wooden front door and side light windows. A split staircase rises to the first floor part gallery landing.

#### Ground Floor Bedroom 4

Double bedroom with window to the front of the house.

#### En-Suite Shower Room

White suite featuring; walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC.

#### Stairs & Landing

Split staircase leading to a part gallery landing with front facing window, vaulted ceiling and exposed woodwork.

#### Main Bedroom

Boutique style main bedroom with free standing corner bathtub and triple aspect windows enjoying fabulous views across Staffordshire. Tall vaulted ceiling with exposed woodwork.

#### En-Suite Shower Room

Featuring a white suite comprising shower enclosure with glass screen and thermostatic shower, pedestal basin & WC.

#### Bedroom 2

Double bedroom with vaulted ceiling and window to the rear of the house.

#### Guest Bathroom

White suite comprising; P-shape bath with shower over, wash stand with glass basin & WC.

#### Outside

Groomfields House is located in a rural location mid way between Hilderstone and Cresswell and set in a large garden with adjoining paddock extending in total to approximately 1.1 acres. Walled courtyard garden to the front of the house and expansive lawn area to the rear and side enjoying spectacular views across east Staffordshire. Long drive off Sandon Road leading to a parking area with space for a number of vehicles.

#### General Information

Services; Mains water & electricity. LP Gas central heating and drainage to a septic tank. The sellers will not enter into any warranties about the drainage system and prospective buyers will have to make their own enquiries / inspections.

#### Council Tax Band G - Stafford Borough Council

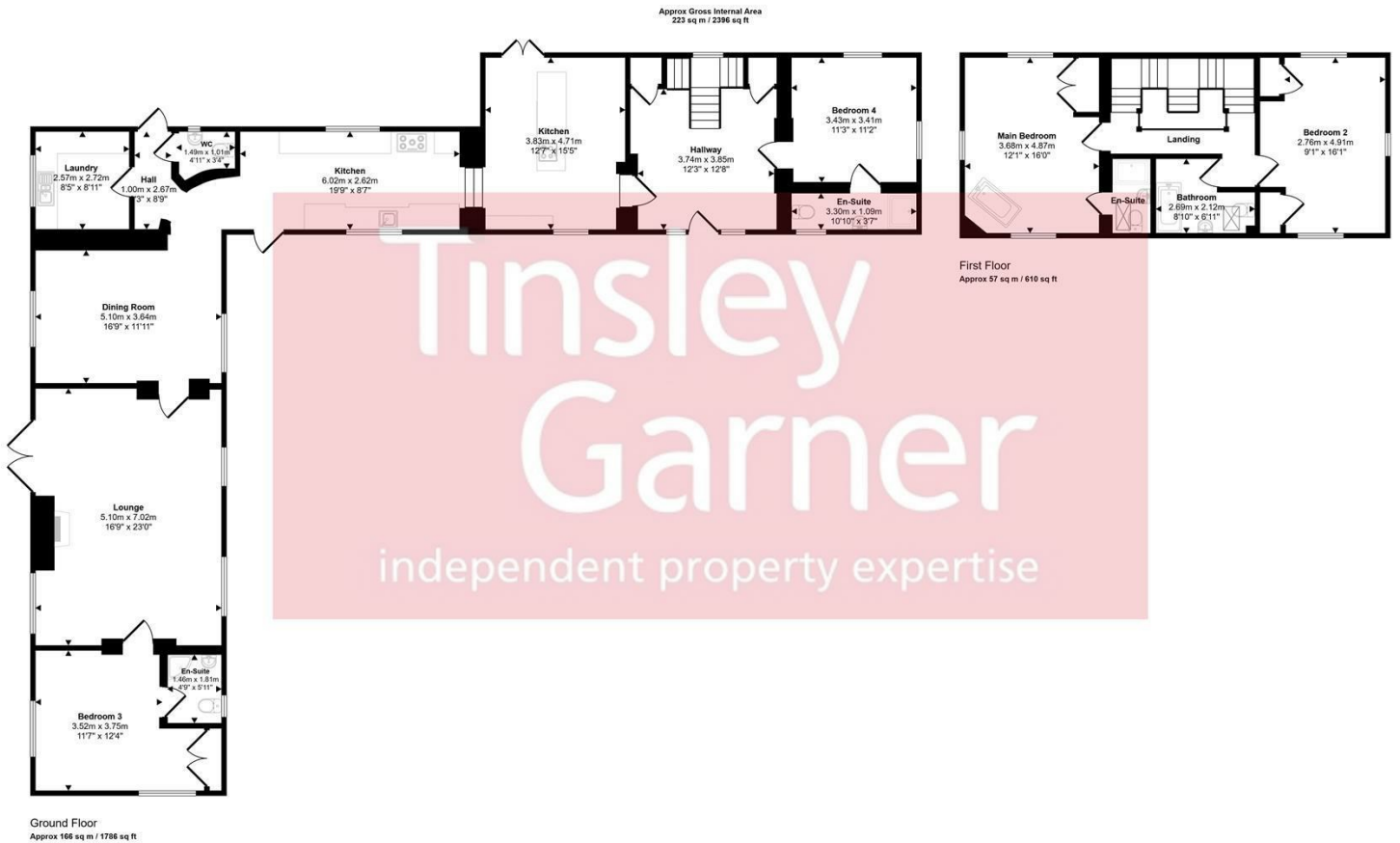
#### Tenure; Freehold

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









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 300.

