



Palins Farm Knighton, Stafford, ST20 0QH

**Tinsley
Garner**
independent property expertise





A quite exquisite grade II listed thatched former farmhouse in a village location 6 miles from Newport. Palins Farm dates back as far as the 17th century and is a beautifully preserved example of Elizabethan architecture which has been given a modern twist with a striking contemporary interior, successfully blending old and new to create a functional twenty-first century family home. With flexible accommodation options, including a double garage, home office and barn, this property caters to a variety of needs and offers the possibility to develop further if so desired. Palins Farm occupies a large south facing plot on the edge of Knighton extending to about 2.14 acres, enjoying fabulous open views to the rear looking out over the gardens with Knighton Pools as a backdrop. A fantastic opportunity to own a piece of living history which is both peaceful retreat and a thoroughly modern family home.

The Property

Accommodation

Ground Floor

Thatched canopy porch, Reception Hall with staircase to the first floor landing and access to the cellar below. Dining Room with central brick inglenook fireplace with and dual sided wood burning stove, Sitting room with raised fireplace and wood burning stove and adjoining garden room which enjoys fabulous views over the gardens and has direct access to the patio. The kitchen is semi open plan to the sitting room and features a range of contemporary style units with painted cabinet doors and contrasting white granite work surfaces. Four oven AGA range, fully integrated refrigerator and dish washer. Family Room off the entrance hall which could be utilised as a bedroom. Rear hall with utility room, cloakroom & WC.

First Floor

The first floor of the house is equally impressive with high ceilings showcasing a fantastic display of the timber frame. Staircase from the entrance hall to a split first floor landing. Main bedroom suite featuring a tall vaulted ceiling with exposed beams, walk-through dressing room with built-in wardrobes leading to a luxurious contemporary style en-suite shower room. There are a further two double bedrooms and a sensational family bathroom.



Gardens

The property sits within a south facing plot extending to approximately 2.14 acres . The gardens are beautifully kept and are mainly lawn featuring a large natural pond and a variety of trees and shrubs. The house offers plenty of opportunity for outdoor living, with a huge blue brick patio immediately to the rear of the house with access from the garden room, enjoying views across the gardens and the adjacent Knighton Pools.

Outbuildings

Detached double garage which is extended to the side to create a self-contained home office, studio or even additional bedroom. Detached steel framed 3 bay enclosed barn which is used for storage but also suitable for a variety of alternative uses, subject to planning. This may be suitable for residential use under changes to planning laws, but buyers are advised to consult their own architect for further advice.

The Area

Knighton is a pleasant rural hamlet located approximately 6 miles from Newport and about 8 miles from the lovely market town of Eccleshall. The village pub, The Haberdashers Arms is within 5 minutes walk as is the Shropshire Union Canal. Newport is a busy town offering a wide variety of independent shops, national retailers and several supermarkets. The town also has two excellent state schools - Adams Grammar and Newport Girls School. There is a mainline railway station in Stafford - London Euston 1hr 20mins and the M54 Tong Interchange is within 20 minutes drive, giving access to the national motorway network and Birmingham airport.

For those looking to travel further afield, Telford is within 30 minutes drive and Shrewsbury can be reached in less than an hour.

General Information

Services; Mains electricity. Oil fired central heating. Drainage to a septic tank. Private water supply

Tenure; Freehold

Council Tax Band G - Stafford Borough

Viewing by appointment

Asking Price £925,000

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



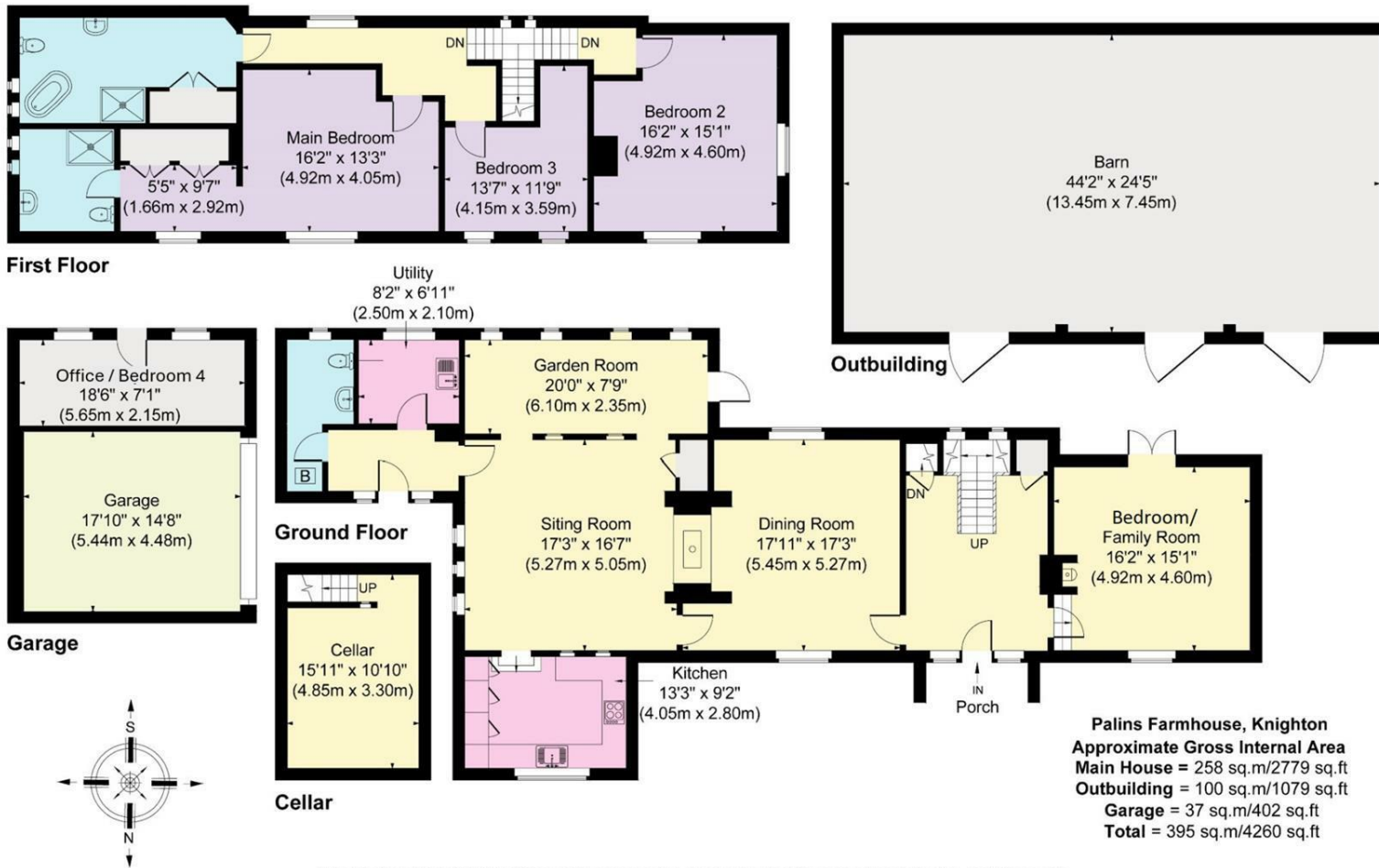


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
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