



Manor Farm, Piddocks Road, Stanton, Burton Upon Trent, DE15 9TG

HOWKINS &  
HARRISON  
INCORPORATING ANDREW JOHNSON



Manor Farm, Piddocks Road, Stanton,  
Burton Upon Trent, DE15 9TG

Asking Price: £625,000

**\*\* NO UPWARD CHAIN \*\***

Manor Farm believed to date back to 1765 offers exceptionally modern family accommodation extending to approximately 2,670 sqft plus courtyard and outbuildings.

This luxurious four double bedroomed detached residence with generous gardens and separate 1 Acre Paddock with stables is located on the fringe of this popular town with excellent access links via the A444 to both the A38 and A42/M42 motorway corridors.

**Features**

- An impressive 2,670 sqft period Farm House
- Generous gardens with private courtyard and separate paddock and stables extending to approximately 1.2 Acres
- Edge of town location adjacent to open countryside, convenient for commuting
- Luxuriously appointed open plan 32 ft kitchen and family room with wood burner
- Two further generous reception rooms and cellarage
- Four large double bedrooms and two bathrooms
- Detached garage, landscaped gardens and courtyard garden
- No upward chain



## Location

Stanton village nestles on the fringe of Burton Upon Trent with access links via the A444 trunk road connecting Burton Upon Trent with the A42/M42 corridor at Appleby Magna. Local amenities are located close by including the village primary school together a full range of town centre amenities and facilities in nearby Burton Upon Trent. This historic town famed for its brewing industry offers further road links via the A38 to Derby and the North and Lichfield and the South. Accessible from Stanton is the National Forest at Rolliston; Burton Upon Trent Golf Club; Branston Golf and Country Club; Branston Water Park and the River Trent

Burton Upon Trent - 3 miles  
Ashby De La Zouch - 7 ½ miles  
Derby - 14 miles  
Tamworth - 15 miles  
Lichfield - 13 miles  
Birmingham Airport 28 miles



## Ground Floor

A large covered entrance canopy with traditional styled entrance door leads to the reception hall with polished wood flooring. From here an enclosed staircase leads down to the cellar, whilst the principle staircase leads to the first floor landing. On the front elevation there is a generous sitting room whilst to the rear, a separate dining room with door off to a connecting inner hallway leading to the large open plan family room and kitchen. The kitchen has been fitted with a luxury range of oak fronted units set below Quartz granite worktops with space for a range cooker, whilst the family room enjoys an open aspect to the front elevation overlooking landscaped gardens with log burner. From the kitchen a further internal door leads to the rear hallway with a separate servants staircase; utility room and ground floor WC.

## First Floor

Accessed via both principle and secondary staircases the landing serves all four generous double bedrooms, three of these are located on the front elevation benefitting from views over the landscaped gardens. There is also a substantial fully modernised and well appointed four piece family bathroom with contemporary twin bath and guest bathroom.









## Outside

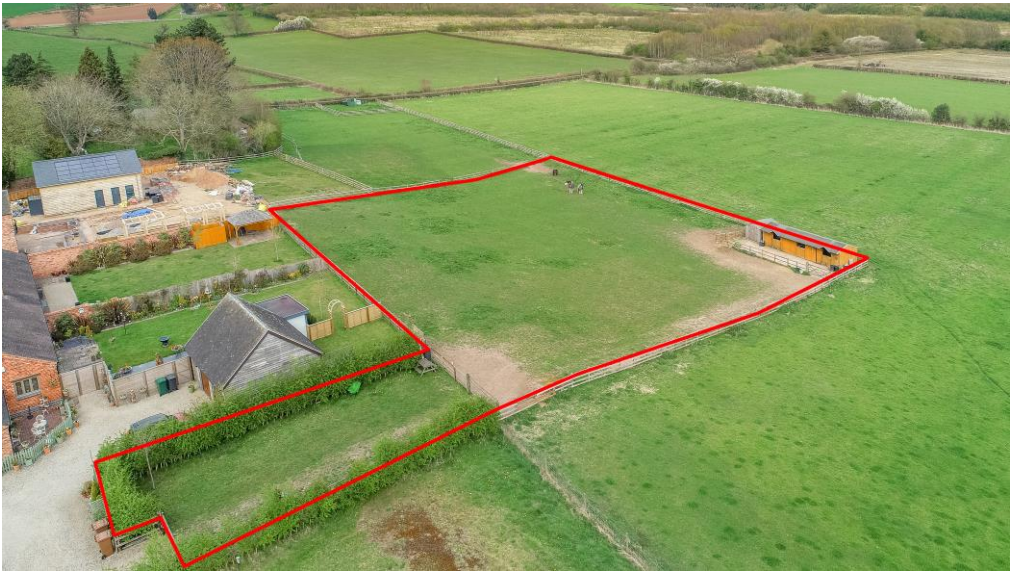
The property is approached over a shared tarmacadam driveway leading to a private double garage with gated access to a further private parking apron. From here steps rise and intersect the shaped lawns with mature borders and patios. To the rear there is an enclosed courtyard offering scope for further landscaping with a large covered open entertainment barn and store sheds.

## Land

From the property private access is provided over a shared driveway to the Paddock extending to approximately 1 Acre or thereabouts, fitted with the added benefit of a modern stable incorporating two loose boxes and tack shed, served with water and power.









## Viewing

Strictly by prior appointment via the agents, Andrew Johnson & Company. 01530 410930

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, oil fueled heating and drainage services.

## Local Authority

South Derbyshire District Council 01283 595865  
Band F

Energy Efficiency Rating	
Current	Potential
	A
	B
	C
	D
	E
	F
	G
78	55

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	A
	B
	C
	D
	E
	F
	G
71	47



## Andrew Howkins and Harrison

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

