



Arden House Farm
Marston Lane | Marston | Staffordshire | ST18 9SY

FINE & COUNTRY

ARDEN HOUSE FARM



In a beautiful Staffordshire countryside location is this 4-bedroom detached equestrian property for sale, set in 1 acre of gardens and 9 acres. This Staffordshire location is a pretty, rural village just to the north-east of the county town of Stafford and within close proximity to a number of village centres.



In a beautiful Staffordshire countryside location is this 4-bedroom detached equestrian property for sale, set in 1 acre of gardens and 9 acres. This Staffordshire location is a pretty, rural village just to the north-east of the county town of Stafford and within close proximity to a number of village centres.

This property is an equestrian's dream, which includes over 9 acres of paddock land with 2 sets of indoor stable bays, each with lighting and mains water, including tack rooms and wash box. In addition, there is a full 20 x 40 menage arena which has recently been re-laid, with night overhead lighting. This is an ideal location to ride out into open countryside as well as having good links to Cannock Chase and also transport hubs such as the M6 motorway and Stafford railway station which is a main line station.

The farmhouse itself is well presented throughout and includes 4 double bedrooms, 3 reception rooms and 2 bathrooms. Outside there is the addition of a triple garage with gym and substantial sized office above, with its own fully fitted kitchen and WC downstairs, ideal for homeworking or conversion into a separate living space.

This fabulous property is all enclosed by private gardens offering fabulous panoramic views from every angle. Stunning water features, with waterfalls, bridges, and wrap around moat. A Japanese pagoda set on its own island which you can walk out onto, ideal for relaxing or entertaining on those social occasions with friends and family.



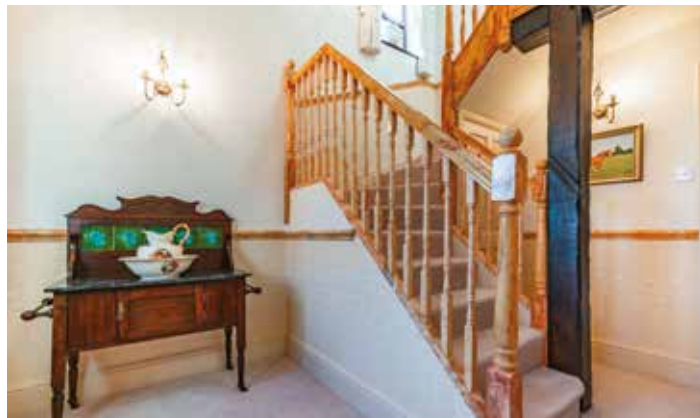
KEY FEATURES

Ground Floor

This countryside house is a refurbished and extended period home, completed to exacting standards. The house benefits from a blend of period features as well as bespoke modern installations including a Clive Christian kitchen, internal and external speaker system, ornamental outside lighting and outstanding ancillary accommodation including triple garage block.

A block paved bridge passes over the moat to the entrance door, which opens to a large rear hallway, providing a spacious entrance. A door continues onto the stunning breakfast kitchen fitted with a range of Clive Christian wall and floor bespoke cabinetry set under a granite work surface, the kitchen is a bright family space with a full height glass gable to one wall. There are a range of Neff integrated appliances including double oven with grill function, dishwasher, washing machine as well as LG American fridge freezer and Britannia range style oven. The glazed gable offers lovely views across the gardens, whilst a further doorway leads onto the half crescent shaped garden room with numerous windows and door to the garden. The garden room is an excellent entertaining space and can be used flexibly to accommodate an incoming purchaser requirements.

Double doors lead off from the garden room to the vast sitting room, which is a superb size. The sitting room offers a plethora of period features including a feature Adams fireplace, deep skirting boards and coving and half panelling. The sitting room leads to the original entrance hall, which provides access to the spacious dual aspect snug, with inglenook fireplace with open fire. The entrance hall offers access to the first floor via a hand painted staircase, which matches the hand painted fireplace.





SELLER INSIGHT

“ This magnificent, spacious, family home is set along a quiet country lane just minutes from the small village of Marston, but with the advantage of being extremely close to the bustling market town of Stafford. Adjacent to magnificent open countryside, Arden House Farm has been the family home for its present owner for the past 21 years.

The original farmhouse was constructed in 1911 and stands within over 9 acres of land, in a highly desirable, yet convenient, setting with fabulous panoramic views over the nearby countryside. The house was in quite a sad state when purchased by the owner who has since meticulously renovated and updated the property. The owner took great care to respect the unique Victorian character of the farm and this family home cleverly embraces both old and new and is one which contains every conceivable luxury and comfort required for modern day lifestyles. Accommodation is generous, practical, and welcoming with a sociable connectivity running throughout. Apart from being the most idyllic family home, it is also a special venue for large gatherings of friends and family.

As with the house, the garden reflects the owner's attention to detail. It is spacious and interesting and contains a magnificent water feature. It is certainly a garden in which to relax and enjoy the sounds of the countryside. The year-round conservatory/ garden room, added by the owner, overlooks the large garden and is a delightful space whatever the season or weather. In addition, the stables, exercise ring and paddocks, alongside endless bridleways are idyllic for equestrian pursuits.

Stafford is conveniently located within the UK and offers excellent amenities which includes easy access onto the M6 motorway, whilst the main line station offers a quick and efficient journey into the capital, alongside other nationwide destinations. In addition, the Peak District National Park is on the doorstep.

It is now time for the owner to move but he can feel justly proud in the transformation of this ancient farmhouse into this magnificent home, together with the development of its equestrian opportunities. He is confident that new owners will experience an outstanding quality of life whilst living here.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













KEY FEATURES

First Floor

The landing area is filled with light and offers access to all bedroom accommodation. The half panelled master suite is off the end of the landing and runs from one side of the house to the other. There are stunning views across the adjoining paddocks via two large windows, whilst there is also a range of fitted and hand painted wardrobes. A door leads to the large ensuite bathroom, with jacuzzi bath. There are a further three double bedrooms, all with hand painted fitted wardrobes and exceptional vistas across the surrounding Staffordshire countryside. A large family bathroom with shower over bath completes the first-floor accommodation.









KEY FEATURES

Outside

Approached via a pair of electric wrought iron gates, a block paved driveway snakes through the garden plot and opens to a large driveway, with access to the brick built triple garage block. The garage block comprises of three large single garages whilst a side access door opens to a hallway with stairs to the first floor, and a full kitchen with a range of appliances including oven and hob, fridge freezer, washing machine and microwave.

The first-floor accommodation is open plan and currently set up as an office space but could suit a variety of alternate uses, such as an annex, subject to the necessary consents. To the rear of the garage block is a further brick-built store.

The garden plot wraps around the house and garages, with a large waterfall pond to one side and manicured lawns to the other. The feature waterfall moat surrounds the property, whilst there is an array of outdoor lighting making for a wonderful scene in the darker hours.

All in all, the house, garden and land totals 10 acres making this an ideal peaceful property to live in with its boundary either side of the lane it sits in, with a full 20/40 outdoor arena with lighting, 2 sets of brick built stabling for 8 horses either side of the lane with washrooms/tack rooms, also having electric and water supply (possible planning for other homes). Also planning permission is passed for a separate building housing an indoor swimming pool, plus helicopter pad.









LOCAL AREA

The Staffordshire location is a pretty, rural village just to the north-east of the county town of Stafford and within close proximity to a number of village centres including Weston which is just a short drive away, with a plethora of local amenities including a village shop, two public houses, active village hall and luxury hotel with restaurant. There is good access from the property to all major road networks including the M6 motorway at junctions 13 and 14. Stafford inter-city mainline railway station allows a fast commute into London and other major cities. Stafford itself offers a range of amenities in line with that of a large county town, including numerous eateries and hospitality venues, a notable theatre, a range of shopping facilities comprising national and international brands as well as a traditional, historic high street.

This property is surrounded by beautiful countryside, with many recreational areas including nearby Cannock Chase, an area of outstanding natural beauty and home to an abundance of wildlife, comprising of forest woodland and parkland, Cannock Chase offers excellent walking, riding and cycling opportunities.

There is also a range of excellent independent schooling within the area including Stafford Grammar School, Yarlet School, Newcastle-under-Lyme School and Denstone College as well as highly regarded primary and secondary state schools.



LOCATION



INFORMATION

Services

Mains electric and water
Oil fired central heating
Drainage via a septic tank

Local Authority

Stafford Borough Council
Council Tax Band E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01785 338585

Website

For more information visit www.fineandcountry.com/staffordshire

Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am – 4.30 pm
Sunday	10.00am – 4pm

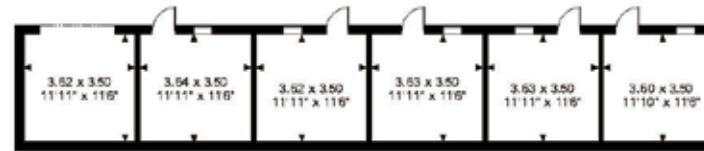
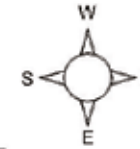


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Arden House Farm, Marston Lane, Marston, Stafford

Approximate Gross Internal Area
Main House = 2634 Sq Ft/245 Sq M
Garage & Gym = 557 Sq Ft/52 Sq M
Stables = 1656 Sq Ft/154 Sq M
Office = 474 Sq Ft/44 Sq M
Store Room = 101 Sq Ft/9 Sq M

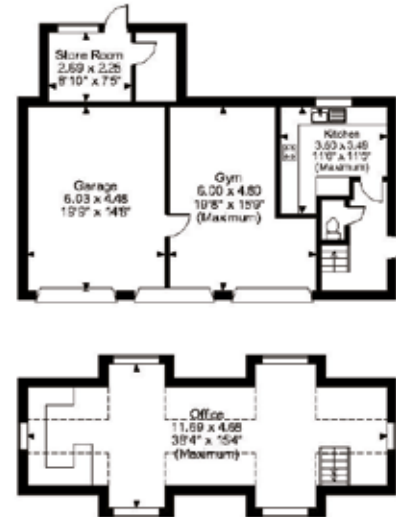


Ground Floor

Stables



First Floor



Floor Above Garage



Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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