



Idlerocks House  
Idlerocks | Moddershall | Stone | Staffordshire | ST15 8RR

# IDLEROCKS HOUSE

*Idlerocks House is an imposing Victorian detached residence with over 8000 sqft of living accommodation and includes over 10 acres of private gardens and woodlands. Also included are 3 self-contained apartments and provide an additional income if required. Sympathetically restored by the current owners, this lovely substantial family residence has an abundance of character features and the flexibility for any new owner to put their own stamp on the property, to create their ideal family home.*



# GROUND FLOOR

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On entering Idlerocks House you really appreciate the character and the ambiance of the Victorian period you are walking into. The house which has been sympathetically restored by the current owners retains much of the period and this can be seen as you enter the impressive reception hall with its wood panelled walls and complimented by the high ceilings. This is further exemplified by the main hall which is substantial in its size and having a magnificent and imposing staircase to the first floor and again complimented by the wooden walled panelling. This leads into the drawing room and this expansive room have plenty to offer with its ornate high ceilings, fantastic views over the rear gardens and many retaining character features complimented by the log burner fireplace. As with much of this house the kitchen maintains a pleasant balance of traditional and contemporary design with its farmhouse styling complimented with the range cooker, modern appliances, tiled flooring and enviable views over the rear gardens. The formal dining room is perfect for entertaining for those formal occasions such as xmas with family or friends with ample space situated in front of the fireplace and surrounded by traditional features, this again being an impressive room. The study is situated across from the hallway and ideal for homeworkers as well as a downstairs cloakroom and utility area complete the downstairs accommodation.









# SELLER INSIGHT

“We first visited the property in 2002 and fell in love with it instantly, not least for its prestigious history,” say the current owners of Idlerocks House in Staffordshire. “Built in 1884 by Godfrey Wedgwood of the renowned pottery dynasty, we were passionate about restoring this Victorian family home to its former glory. It was quite a project, but we set about sympathetically refurbishing the house, taking care to make the most of original features such as the ornate ceilings, oak panelled walls, unique staircases and ceramic tiled fireplaces. Whilst remaining in keeping with the character of the property, we adapted the house for our lifestyle. The top floor had been closed for 20 years, but we opened it up to create office and classroom space for my home business. We also converted the former servants’ quarters and gardeners’ cottages into self-contained living accommodation, which have proven invaluable for renting out and for having family to stay. Meanwhile, our own bedroom is far superior to any hotel room we have stayed in!”

The extensive grounds have also had much love and care lavished upon them. “The gardens had been neglected, so we started the renovations there,” the owners continue. “We began by levelling out the ground to create formal lawns where children could run around and play. We also built a tennis court, which was used by the whole family every weekend and saw countless tournaments with friends, too. Tracks were created for quadbiking around the grounds, and a treehouse was built for our children. Growing up here, they had so much fun exploring the gardens and the woods. In terms of planting, research was conducted into what the Wedgwoods would have had in the gardens, including rare specimen plants brought back from trips abroad. We even went to the local museum to look at pictures of the gardens from 100 years ago. Now, the gardens have matured into a stunning setting for everyday life and entertaining alike: we have treasured memories of parties we have hosted here, from special birthdays with a marquee on the lawn, to both of our sons’ wedding receptions in the courtyard.”

“We have loved being custodians of such a historic home, playing our part in bringing this Wedgwood period property into the future and making our own memories here,” the owners continue. “Indeed, when one of the current generation of Wedgwoods came to see the house and gardens where his relatives had lived, he was delighted not only to see such a sympathetic restoration but also that this house was a home once again. Moving on from here, we would love to see another family enjoy this place as much as we have.”\*

\* These comments are the personal views of the current owners 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.







# FIRST FLOOR

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The first floor, in keeping with the ground floor, maintains the traditional styling complimented by modern aspects for everyday living. There are 4 bedrooms on this floor, all substantial double rooms with the master having its own generous sized en-suite facilities and separate dressing room. This bedroom also allows some spectacular views over the rear grounds and open countryside. Bedroom 2 also has its own en-suite facilities with bedrooms 3 and 4 complimented by the family bathroom..











# SECOND FLOOR

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This floor is accessed via a separate staircase but has equal floorspace to the 1st floor and has multiple opportunities as living accommodation, whether it be bedrooms, entertainment spaces such as a cinema room or gym. There is plenty of flexibility depending on the size of the family and the requirements for modern day living. A spiral staircase leads to the loft space.



# OUTSIDE

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The grounds are mainly laid to lawn and woodlands accounting for over 10 acres in total with an enclosed tennis court. There is plenty of off-road parking and substantial drive that leads to the property itself. There are several outbuildings and storage opportunities.







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## LOCAL AREA

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Idlerocks House is situated in Moddershall near the market town of Stone. Main road networks are 10 mins away via the A51 and A34 giving access to Lichfield and Stafford respectively from Junction 14. The nearest railway stations is Stone offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



# INFORMATION

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## Further Accommodation

There are 3 self-contained apartments which could provide an extra income if required or for multi-generational living purposes.

## Services, Utilities & Property Information

Mains Water, Mains Electricity, Drainage connected via Septic Tank and Cesspool, Liquid Petroleum Gas (LPG).

Mobile Phone Coverage - Some 4G and Some 5G. We advise you check with your provider.

Broadband Availability - Ultrafast Broadband with speeds of up to 1,000Mbps download, 220Mbps upload. We advise you check with your provider.

Vendors currently contribute towards the shared maintenance cost of a jointly used service: Shared Driveway

Tenure - Freehold

## Local Authority

Staffordshire County Council and East Staffordshire Borough Council

Council Tax Band: G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

## Opening Hours

Monday to Friday 8.00 am – 8.00 pm

Saturday 9.00 am – 4.30 pm

Sunday 9.00am – 4pm

*Offers over* £ 1,300,000



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**Idlerocks House Idlerocks, Moddershall, Stone**

Approximate Gross Internal Area

Main House = 8683 Sq Ft/807 Sq M

Garage = 773 Sq Ft/72 Sq M

Store = 46 Sq Ft/4 Sq M

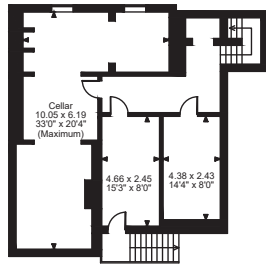
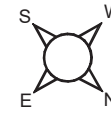
Flat 1A = 659 Sq Ft/61 Sq M

Flat 1B = 786 Sq Ft/73 Sq M

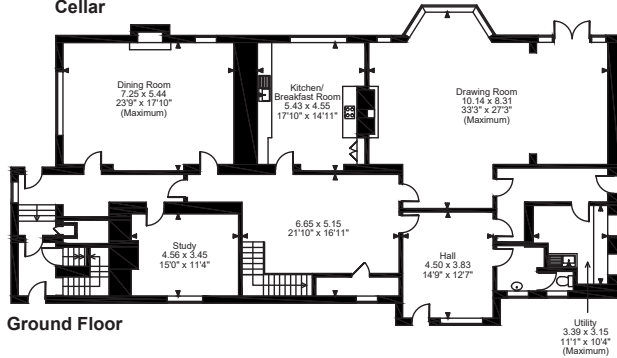
Flat 2 = 1289 Sq Ft/120 Sq M

Total = 12236 Sq Ft/1137 Sq M

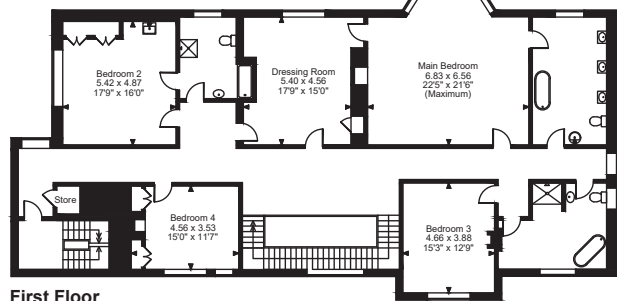
Quoted Area Excludes 'External C/B'



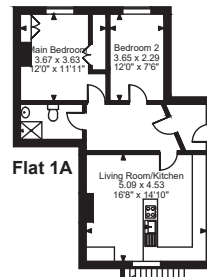
Cellar



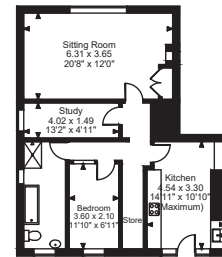
Ground Floor



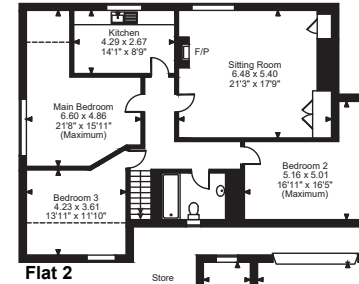
First Floor



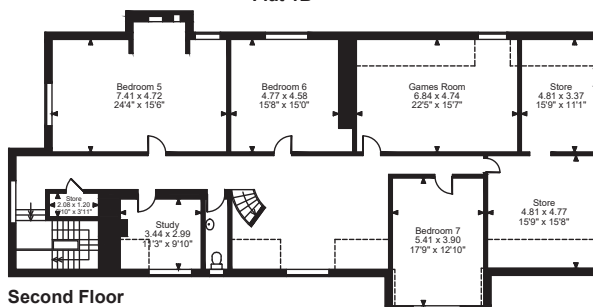
Flat 1A



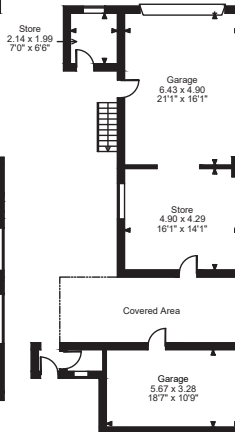
Flat 1B



Flat 2



Second Floor

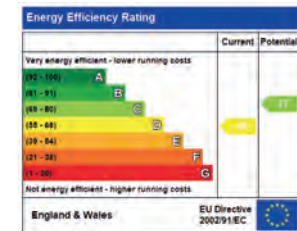


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 11.10.2024





# FINE & COUNTRY

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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**

ASSOCIATE

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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

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