



Highfields Farm
Onecote | Stoke On Trent | ST13 7RZ

FINE & COUNTRY

HIGHFIELDS FARM

Highfields Farm is a beautifully preserved estate that seamlessly combines historical character with refined simplicity. Set on 8 acres of unspoiled countryside, the property offers five well-proportioned bedrooms, four bathrooms, and three inviting reception rooms, each thoughtfully designed to balance comfort and practicality. The surrounding land is impeccably maintained, providing a peaceful and private setting, ideal for those seeking a rural escape.

Recognized in documentaries and articles for its timeless appeal, Highfields Farm embodies the essence of British countryside living. Its historic architecture is complemented by subtle modern updates, making it both functional and full of charm. Whether envisioned as a family home or a space to host and create, the property's understated elegance and natural beauty offer endless possibilities.



GROUND FLOOR

As you step onto the ground floor of this traditional country farmhouse, you are greeted by an inviting ambiance that sets the tone for the rest of the home. The charming kitchen and dining area, with its tasteful finishes and abundant natural light, naturally draws family and friends together, creating the perfect backdrop for shared meals and lively conversations. This heart of the home is designed to foster connection and warmth, embodying the spirit of country living.

The living room captivates with its rich historical significance, offering a glimpse into the farmhouse's storied past. Steeped in character, this room serves as a warm retreat, ideal for cosy evenings spent by the fire or intimate gatherings with loved ones, where the essence of farmhouse charm comes alive.

The annex features a second living area that is fully adaptable to meet your needs and lifestyle, whether you envision it as a playroom, home office, or additional lounge space. The layout of the ground floor offers remarkable versatility, complemented by the thoughtfully designed annex, which includes a spacious first-floor bedroom. This private area not only provides comfort and convenience for guests or family members but also ensures they enjoy their own sanctuary within the home.





SELLER INSIGHT

“ From the moment we first moved into Highfields Farm, we knew it was a place unlike any other. Its history and charm immediately captured our hearts, and we felt honoured to be part of its story. The farmhouse, with its traditional stone walls, original beams, and timeless character, offers a warm and inviting atmosphere that has made it a true family home. We've cherished every season here, from cosy winter evenings by the wood burner, listening to the wind dance around the house, to bright summer mornings with sunlight pouring through the south-facing windows. The snug, with its peaceful views down the valley, has been a favourite hideaway, offering the perfect spot to relax and unwind after a day working on the farm.

Beyond its beauty, Highfields Farm has provided an incredible lifestyle for our family. The surrounding landscape is simply breathtaking, with wildlife in abundance, including barn owls and curlews that return each year, filling the air with their unforgettable calls. The peaceful seclusion has given us the freedom to raise our children in a world of adventure, where every day brings new discoveries. We've also enjoyed sharing this special place with guests, converting two historic barns into charming holiday accommodations, so others can experience the magic of the Peak District and life on the farm.

The sense of community here has been wonderful as well, whether it's celebrating with family and friends in the farmhouse kitchen or taking part in local traditions, we've always felt connected. This is more than just a house, it's a place that embraces you with its warmth, history, and endless opportunities to create your own memories. For us, it's been a dream fulfilled, and now we look forward to passing this treasured home on to someone who will love it just 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 AND SECOND FLOOR

On the first floor, you'll find three well-proportioned bedrooms, one featuring an ensuite bathroom. The other two bedrooms are served by a family bathroom, offering plenty of space for a growing family. These versatile rooms have been adapted over the years, showcasing the home's flexibility to evolve with your needs, having been used as everything from home offices to playrooms.

The second floor boasts two generously sized bedrooms, offering stunning views over the countryside. These peaceful, light-filled spaces are ideal for unwinding at the end of the day, continuing the theme of country charm that defines Highfields Farm.









HERDWICK BARN

Returning to the ground floor, you'll discover a beautifully crafted two-bedroom holiday cottage that exudes charm and character. Every detail of this inviting space has been meticulously hand-finished by the current owner, showcasing a profound love for craftsmanship that truly shines through in every corner. From the warm, rustic finishes to the carefully chosen furnishings, the cottage invites you to unwind and feel at home.

Imagine this cottage serving as an extension of your family living, where you can host loved ones for relaxing getaways or celebrate special occasions amidst the stunning backdrop of the countryside. Alternatively, envision the potential for it to become a lucrative rental opportunity, allowing you to share the magic of this property with visitors eager to experience the beauty of rural life. This cottage not only enhances the overall appeal of the estate but also offers a unique chance to create lasting memories or generate additional income, making it a versatile asset that perfectly complements the enchanting surroundings.









OUTSIDE

The 8 acres of well maintained farmland surrounding Highfields Farm provide a serene and versatile outdoor space. Currently home to a flock of Herdwick sheep, the land is perfect for embracing the countryside lifestyle. The property includes a large agricultural building, ideal for livestock, storage, or potential future projects.

The gently rolling fields also provide ample opportunities for outdoor activities and recreation. Children can enjoy the freedom to explore nature, while those with equestrian interests will appreciate the space available for stables or paddocks. For those interested in self-sufficiency, the land offers the potential to grow vegetables, plant fruit trees, or establish a small-scale farming venture. Whether you're drawn to the practicalities of country living or simply seeking the calm of a rural setting, the land at Highfields Farm offers both flexibility and tranquility.







LOCAL AREA

Set in the tranquil Peak District National Park, Highfields Farm offers the perfect balance of rural seclusion and accessibility. The surrounding landscape is rich in natural beauty, with nearby walking trails and rolling hills providing endless opportunities for outdoor recreation. Just a short drive away is Dovedale, a stunning limestone valley renowned for its picturesque stepping stones and scenic hiking routes along the River Dove. Equally nearby is Ilam Hall, a majestic National Trust property, offering beautiful gardens and parklands ideal for leisurely strolls, as well as a glimpse into local history.

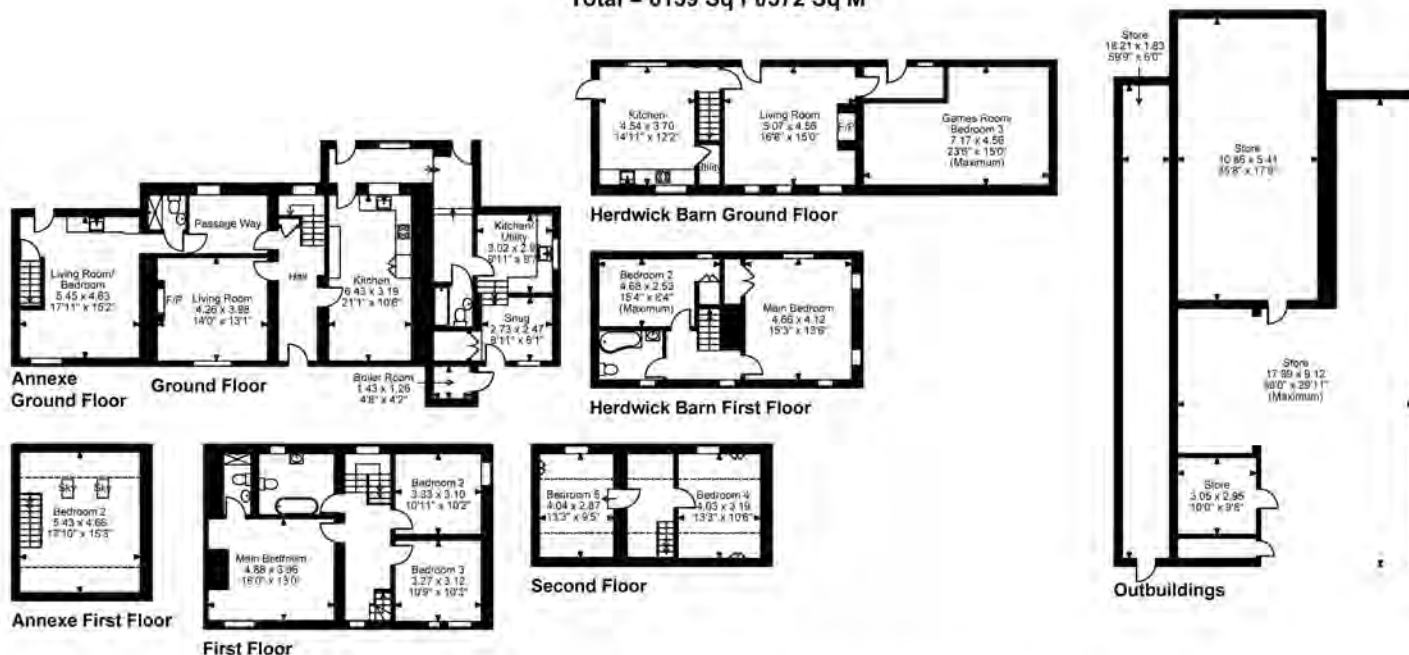
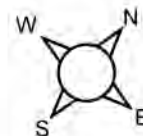
For those who enjoy water-based activities or simply wish to enjoy the serene views, Rudyard Lake is also within easy reach. Known for its calm waters and scenic surroundings, it's perfect for boating, fishing, and peaceful walks along the shoreline.

Despite its peaceful setting, Highfields Farm remains conveniently close to local amenities, shops, and schools, with easy access to nearby villages and towns. This makes it an ideal location for those seeking the charm of country living, combined with the conveniences of modern life.





Highfields Farm, Onecote, Leek
 Approximate Gross Internal Area
 Main House = 1983 Sq Ft/184 Sq M
 Herdwick Barn = 1333 Sq Ft/124 Sq M
 Outbuilding = 2372 Sq Ft/220 Sq M
 Annexe = 471 Sq Ft/44 Sq M
 Total = 6159 Sq Ft/572 Sq M



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		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





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I specialise in the affluent areas of Chester & Staffordshire. My experience in real estate spans over 7 years, holding a degree in interior architecture from Sheffield Hallam University, my expertise lies at the intersection of investment and design, where I've honed the skills necessary to guide clients through the intricate world of real estate.

In my role, I go beyond the transactional aspects; it's about understanding the individuality of each property. Your home is not just a space; it's a story. From architectural nuances to thoughtful layouts, my goal is to convey the character that makes your home stand out.

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