



Moss House Farm
Eardley End Road | Bignall End | Stoke-on-Trent | Staffordshire | ST7 8NB

FINE & COUNTRY

MOSS HOUSE FARM



A masterful fusion of rustic charm and refined modern design, Moss House Farm stands as an exceptional seven-bedroom country residence set amidst over three acres of rolling Staffordshire landscape. Recently subject to a comprehensive architectural renovation, the home now offers a flawless standard of accommodation, immaculately presented across three floors and thoughtfully configured for contemporary family living, multi-generational occupancy, or luxury retreat lifestyle. From its stately approach down a private driveway to its panoramic countryside views and spacious interiors, this property epitomises peaceful rural living without compromising on comfort or convenience.



GROUND FLOOR

Elevated Elegance and Everyday Practicality

The home opens into a grand entrance hallway, inviting guests into a spacious yet welcoming ground floor where traditional beams meet sleek lines and natural light pours through updated, windows.

A series of beautifully interconnected living spaces flow seamlessly across the ground level:

- A formal sitting room with feature fireplace and triple-aspect views – the perfect space for entertaining or quiet reflection.
- A bespoke open-plan kitchen and dining area, with handcrafted cabinetry, granite worktops, and top-tier integrated appliances – designed with both function and flair.
- An expansive family room/snug, with feature fireplace, ideal for everyday living, leading out via French doors onto the rear terrace and gardens beyond.
- A utility/boot room with bespoke storage and a dedicated cloakroom/WC – perfectly suited for countryside living.









SELLER INSIGHT

“ This delightful, visually attractive, double fronted, spacious family home, is set along a quiet lane containing other individual properties. Located in the tranquil village of Aston, close to the vibrant market town of Stone, Oakmead House has been the much treasured home for its owners since 2018.

Alongside being beautifully tucked away in this magical location, it was its convenient proximity to a wealth of outstanding amenities, including its ease of access for travel whether by train, road or air, all of which ticked essential boxes for the owners. Accommodation is plentiful with a highly flexible layout providing many options on use, a huge bonus for a busy family life. Since coming to live here, the owners have added many enhancements thereby increasing the conveniences and luxuries throughout this special home, including each bedroom now having individual amenities. The heart of family life is the kitchen and the total maker given to this area adds to the ease of family cooking or entertaining which the owners love to do. The two rooms at the rear of the house open out onto a spacious patio which, on sunny, warm, days provides the very best for indoor/outdoor living and which, with its outlook onto the garden and beyond, is the perfect spot for total relaxation.

This large patio also features a covered area; an idyllic spot for external dining. The pretty garden is easy to maintain and, with its gated access into the meadow beyond enhances the garden's outlook, but, also, provides a special space for social gatherings of friends and the local friendly neighbourhood.

It is just a few minutes into vibrant, friendly, town of Stone which contains everything required, including excellent schools, sport and leisure amenities, plus opportunities to pursue a host of interests and hobbies. Shopping here is a delight and the monthly Famers' Market is very popular and where a good selection of qualitative local produce is available. The town is also renowned for its annual Food and Drink Festival, plus many themed markets take place throughout the year. Walking in the surrounding area is very pleasurable, including walking along the canal towpath.

A beautiful, immaculate, home in an outstanding location, one which is ready for new owners to unpack their bags and enjoy an exceptional quality of life living here.*

* 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

Comfort and Calm

The first floor now hosts a beautifully appointed principal suite complete with a luxurious en-suite bath room and dual dressing zones, benefitting from far-reaching views over your private land and surrounding farmland.

5 further bedrooms with four being spacious doubles are found on this floor, each enjoying generous proportions, countryside outlooks, and thoughtful finishing touches. One being furnished with an ensuite shower-room whilst two modern family bathrooms serve the other rooms. While bespoke oak joinery, soft textures and neutral tones provide a consistent atmosphere of understated elegance.









SECOND FLOOR

The newly developed second-floor loft conversion adds a significant dimension to the property. Offering a self-contained space ideal for a home office, studio, guest suite or games room, this floor could easily support a home cinema or fitness suite – the possibilities are endless. Clever use of skylights and architectural detailing ensures this upper floor is both versatile and inviting. A further second-floor conversion provides a large fully fitted dressing room accessed by a feature staircase from one of the double bedrooms.







THE GROUNDS

Privacy, Potential and Beauty

Set within approximately 8.5 acres, the estate includes manicured gardens, paddock areas, large field and woodland-edge boundaries. Perfect for families, hobby farming, or equestrian use, the land is both manageable and highly private. The current owners have a hot tub installed in a quiet corner of the garden. With ample space for additional outbuildings, stabling, or further landscaping (subject to permissions), this property invites a lifestyle rooted in freedom and connection to nature.

The large gravelled driveway offers extensive parking for numerous vehicles and options for garaging, carports or additional storage.

Moss House Farm is more than just a house – it is a rare lifestyle offering. A residence of significant scale, designed and delivered with craftsmanship, care, and a deep respect for its surroundings.





LOCATION

Tranquil, Yet Connected

Positioned along a quiet country lane, on the Cheshire/Staffordshire border, Moss House Farm benefits from complete privacy while remaining well connected. The nearby towns of Newcastle-under-Lyme, Alsager and Stoke-on-Trent provide excellent schooling, shopping, dining, and transport links. The M6 motorway and regional rail services are both easily accessible, making this an ideal location for commuting professionals seeking a peaceful countryside retreat.

Surrounding walking and bridle paths offer outstanding leisure opportunities, and the area's charming villages offer an authentic community feel, rich in history and character.

This ideally located property offers the best of both worlds—peaceful countryside living with exceptional access to some of the UK's most popular destinations. Situated centrally between Manchester, Liverpool, and Birmingham, it also provides easy access to the historic city of Chester, the stunning landscapes of Wales, the Peak District, and the Lake District.

For family adventures, Alton Towers is just a short drive away, while shopping enthusiasts will appreciate proximity to major retail destinations such as the Trafford Centre and Cheshire Oaks.

A number of golf clubs, including one boasting a championship course, are available close by.

Nature lovers will enjoy the abundance of local wildlife, with regular sightings of deer, foxes, and pheasants right on your doorstep.

Whether you're after vibrant city life, retail therapy, natural beauty, or family fun, this location puts it all within easy reach.





INFORMATION

Services

Oil fired central heating, LPG gas for range cookers. Mains electric. Drainage via private sewage treatment plant.

EPC Rating: D

Tenure – Freehold

Local Authority: Newcastle-under-Lyme District Council

Council Tax Band: G Standard broadband is available and 4g is available on all networks.

Viewing Arrangements

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

Opening Hours

Monday to Friday	8.00 am–8pm
Saturday	8.00 am–8pm
Sunday	8.00am–8pm



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Main House Approximate Area: 416m² | 4478 sq ft.
Outbuildings Approximate Area: 349m² | 3760 sq ft.
Total Approximate Area: 765m² | 8238 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 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



ANITA PUNCHARD
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With over a decade of experience in the property industry, I am a dedicated professional specialising in transforming houses into exquisite family homes within the high-end market. My ability to foresee and address potential challenges, paired with my strong negotiation skills, allows me to consistently achieve optimal results in every scenario. My background in architecture and building surveying helps having the vision for many different Property areas. Specialising in equestrian and rural properties.

I have a solid history of effectively managing each phase of the property buying and selling journey, from detailed project planning to flawless execution. My broad experience on local and national areas along with the outstanding services provided by Fine & Country, positions me as the ideal property consultant for those in search of expert guidance.

As a proud mother of four wonderful children, my family and friends hold a special place in my heart. In my rare moments of leisure, I relish the chance to unwind with a captivating box set by a warm fire.

My genuine love for homes and people drives my commitment to understanding that buying or selling a property is one of life's most important decisions. That's why I take my role seriously and pledge to offer you my full attention and dedication in pursuing your goals. With my experience, passion, and resolve, I am confident in my ability to help you discover your dream home or successfully market your property for the best possible outcomes.

THE FINE & COUNTRY
FOUNDATION

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