



Church Farm
Pinfold Lane | Penkridge | Stafford | Staffordshire | ST19 5AP

CHURCH FARM



Church Farm dates back as far as the 14th century with an abundance of features and history, situated in the market town of Penkridge. The accommodation includes 4 bedrooms over 2 floors, 2 bathrooms and 5 reception rooms, creating a substantial family home. Close to the centre of Penkridge and walking distance to the train station for easy commute to Birmingham, Manchester or London.



GROUND FLOOR

On entering Church Farm you appreciate just how old this property is, dating back in parts to the 14th century. This is very much apparent in the reception hall with its exposed beamed ceiling and fireplace complimented by the tiled flooring as well as being spacious, ideal for greeting family and friends. This leads through to the living room which has a lovely cosy feel with the fireplace as the natural focal point of the room. The exposed features give character to the room as well as the bay window to the front which allows the light to flood in creating a light and airy ambiance. Off the reception hall a passageway leads to the main reception where you see the real originality of the house with its vaulted ceiling showing the exposed beams and fantastic fireplace where you can almost imagine this being a banquet hall in the past. This is an ideal entertainment space whether it be for formal dining or just a place to relax in front of the fire complimented by a mezzanine floor above which could be used as a homeworking study. Double doors off the reception hall lead into the dining area which again is spacious and light due to the neutral décor and with views and access to the rear garden. This then continues into the kitchen/ breakfast room, which with its partially vaulted ceiling and views to the rear garden maintain the naturally lite ambiance. This is also a deceptively spacious room offering plenty of opportunities with the quirkiness of the room. A further access off the reception hall leads to the staircase to the 1st floor as well as a separate door to the cellar but also leads to the final reception room which could be used as a ground floor bedroom, office or snug. A downstairs W/C off the reception hall completes the ground floor accommodation.













SELLER INSIGHT

“ Church Farm is full of charm and history, and has been the heart of our family for several decades. The original oak beams and old fireplaces give the house a warmth that cannot be replicated. Part of the home was once an old barn, now transformed with a gallery landing that has set the stage for countless family gatherings. The large reception room never fails to impress guests – it is magical at Christmas and perfect for birthdays. Meanwhile, on quiet evenings, I still love looking out from our bedroom to see the church lit up at night.

“The gardens have been as much a part of our life as the house itself. The back garden basks in sunlight, with apple trees that have kept us in pies for decades, a brick barbecue with chimney, and a summerhouse perfect for lazy afternoons. Out front, the cottage garden bursts with plants, giving the home an inviting, storybook feel.

“Living here means being part of a vibrant community, the house being set in an unbeatable location right in the heart of the village of Penkridge with its welcoming pubs, cosy coffee shops, local stores, and twice-weekly market. The local shop and station are just around the corner from the house and the motorway only a couple of miles away, while the countryside waits just beyond the gate. Turn right from the drive and you are in the village bustle; turn left and you are in peaceful country lanes. We will miss the character of Church Farm itself dearly, but we are only moving next door – proof of how much we love living here in Penkridge!”*

* 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

The first floor like the ground floor has an abundance of character with the exposed wooden staircase accentuating this and leads to the master bedroom and its exposed features on display from the vaulted ceiling and exposed beams. Offering a spacious and naturally lite room the master bedroom has its own substantial sized en-suite and separate dressing room. There is a further double bedroom on this floor complimented by the family bathroom.







SECOND FLOOR

A further 2 double bedrooms are situated on this floor and naturally lite and spacious.



OUTSIDE

Most of the rear gardens are laid to lawn interspersed by mature shrubs with a substantial patio area adjacent to the rear of the property which are private and child friendly. There is ample off-road parking to the side of the property.







LOCATION

Church Farm is situated in the market town of Penkridge south of the County town of Stafford. There is easy access to Penkridge train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour. There are private schools within the area.



INFORMATION

Services, Utilities & Property Information

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas

EPC Rating: E (Valid until 1 August 2035)

Property Construction: Standard

Parking: Off Road Parking (Allocated parking spaces) / Shared Parking

Mobile Phone Coverage – 4G and 5G available. We advise you to check this with your provider.

Broadband Availability – FTTC Ultrafast Broadband with highest speeds of up to 950Mbps download and 950Mbps upload. We advise you to check this with your provider.

Special Notes

The property is a Grade II Listed Building.

The property is situated in the Penkridge Conservation Area.

Tenure:

Freehold

Local Authority

Staffordshire County Council and South Staffordshire Council

Council Tax Band: G

Viewing Arrangements

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

For further information please visit <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

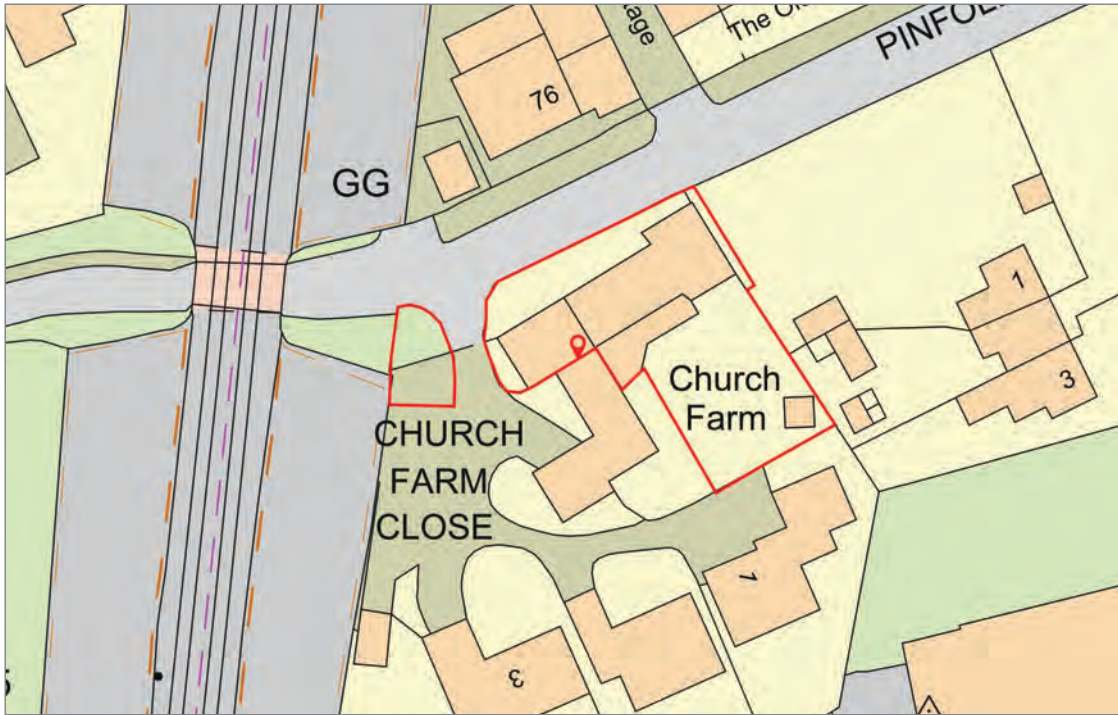
Opening Hours

Monday to Friday - 8.00 am – 8pm

Saturday - 8.00 am – 8pm

Sunday – 8.00am- 8pm

Guide price £525,000

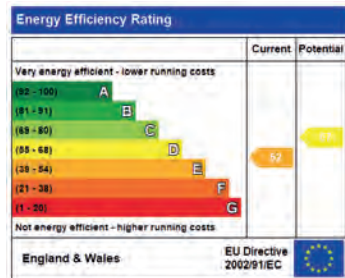
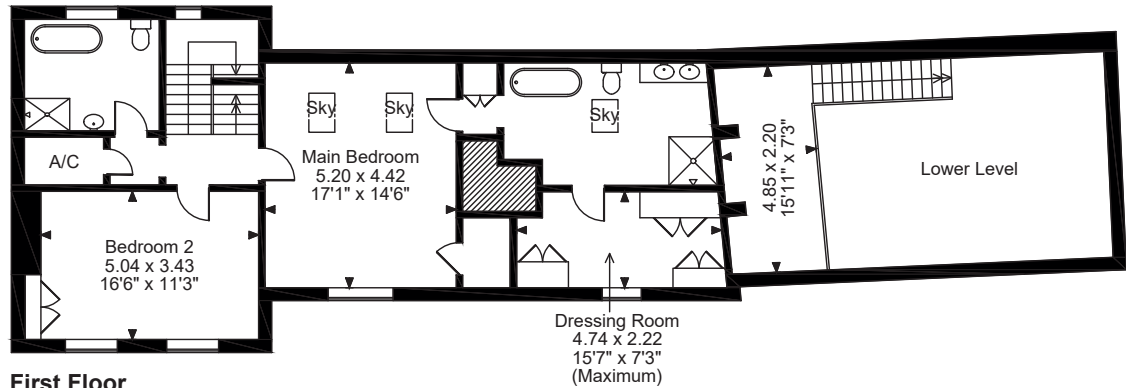
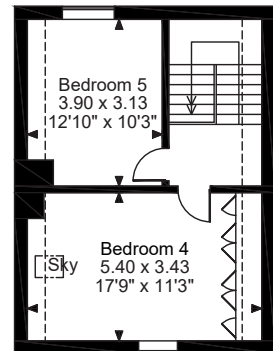
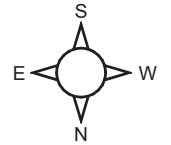
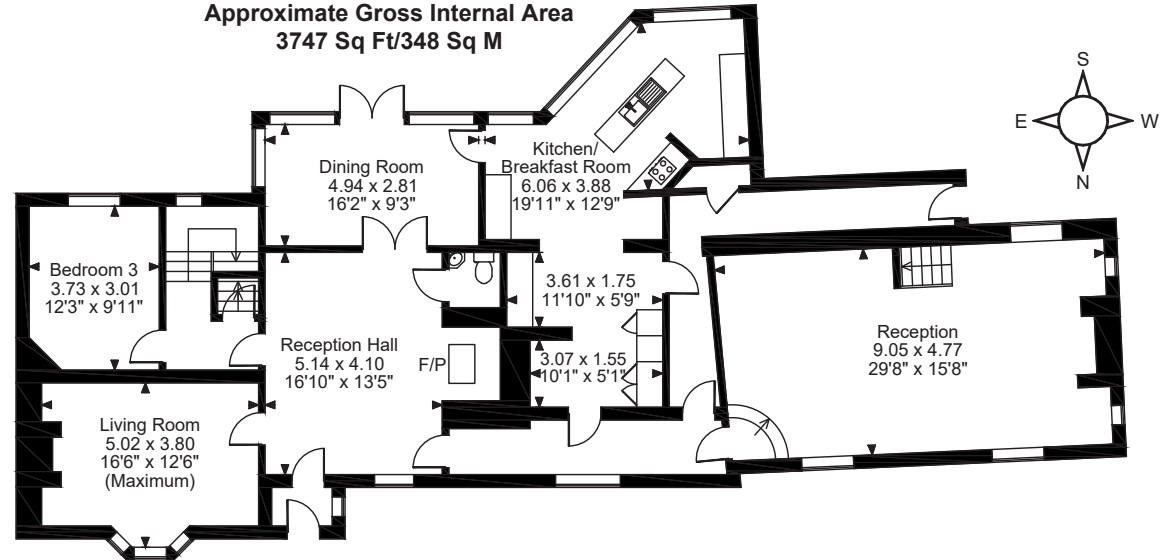
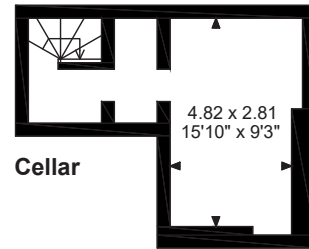


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Church Farm, Pinfold Lane, Penkridge, Stafford
Approximate Gross Internal Area
3747 Sq Ft/348 Sq M



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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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

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