

HILL TOP FARM

Little Sugnall | Eccleshall | Staffordshire

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Hill Top Farm

Little Sugnall | Eccleshall | ST21 6NF

Eccleshall 2.5 miles | M6 motorway 8 miles
Stone 9 miles | Newport 9 miles
Stafford train station 10 miles

STUNNING PERIOD FARMHOUSE SET IN GORGEOUS,
RURAL LOCATION WITH TRADITIONAL OUTBUILDINGS
WITH PP FOR CONVERSION

Fabulous period seven-bedroom farmhouse with original features
Kitchen with AGA and open-plan seating/snug area, sitting room, study

Lovely, traditional dining room, boot room and utility

Range of traditional buildings partially adapted as office space

Planning consent for residential use

Stunning, elevated position in quiet rural area with great views

Good commuter links, viewing highly recommended

Total Area 9.45 Acres (3.82 Ha)

What3words: ///invents.texts.rang

Ref 13794 06 12 24





The Location

Hill Top Farm is just two miles from the busy and bustling town of Eccleshall which provides a wide variety of amenities including some interesting artisan shops. With its wide main street, this historic town, mentioned in the Domesday book of 1086, attracts people from far and wide to browse the shops or enjoy one of the many popular restaurants.

The area is extremely well-served educationally with a variety of state and private primary and secondary schools along with Harper Adams University at Newport. The road and rail links in the area provide an excellent opportunity for the buyer to combine an idyllic rural lifestyle with travelling for work. There is a network of quiet country lanes surrounding the property, ideal for enjoying the unspoilt countryside.

There is no doubt that whilst this lovely property will appeal to equestrians, it will also appeal to those wanting to run a business from home.

The House

Believed to have been built in the 1830's this fabulous period farmhouse is aptly named being in an elevated position providing delightful, rolling views across Staffordshire. Exposed oak beams and traditional features, such as the four-oven AGA and large entrance hall, give the interior of Hill Top Farm a timeless and very homely feel and it would not be difficult to imagine living in this idyllic property which has mains water and electric, oil-fired central heating and private drainage.

The ground floor has a lovely dining room, complete with feature well, a sitting room with open fireplace, a good-sized study with open fireplace, a useful boot room, utility room and a cellar.

There are seven bedrooms over two floors, the principal of which has an en-suite shower room. There are two family bathrooms and there is certainly scope and opportunity to create an internal annexe for dependent relatives.



The Gardens

There are extensive, well-maintained, terraced gardens and on the upper lawn is a rotating wooden summer house which is available by separate negotiation. The lower lawn leads to a large pond which attracts abundant wildlife. A generous patio, with an oak-framed seating area, is located within the private and secluded courtyard area and is well protected from the elements. The gardens benefit from raised vegetable beds and a greenhouse. Within the field are two nissen huts, an open-fronted pole barn and tin stores with ample space to erect stabling, subject to any necessary planning consent.

The Outbuildings

There is an extremely attractive range of traditional, L-shaped brick and tile outbuildings creating a lovely enclosed courtyard accessed by a tarmac drive. Some of the buildings have been converted and are currently used for garaging, storage, gym and studio space and there is planning consent for creation of two dwellings.

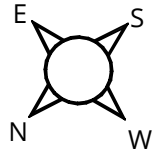
The Land

The land, which extends to 9.45 Acres (3.82 Ha) is split into two paddocks. Whilst this is currently let to a neighbouring farmer, it is ideal for those with equestrian interests particularly as there are a network of quiet country lanes surrounding the property.



Little Sugnall, Hill Top Farm, Stafford

Approximate Gross Internal Area
Main House = 3607 Sq Ft/335 Sq M
Outbuilding = 4394 Sq Ft/408 Sq M
Total = 8001 Sq Ft/743 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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