

Withington Lane

Leigh, Stoke-on-Trent, ST10 4SW

John 
German





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£725,000

Attractive Grade II Listed former farmhouse providing extremely spacious and versatile accommodation set over three floors occupying a pleasant plot.

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For sale with no upward chain involved, internal inspection and consideration of this Grade II Listed home dating back to 1719 is highly recommended to appreciate its room dimensions and versatile layout set over three floors, retained features and character, plus the scope for personalisation. An ideal family home or those of you looking to accommodate a blended or multi-generational family. Occupying a lovely courtyard position with established gardens and the benefit of solar panels that provide reduced electricity costs and an income.

Situated in the hamlet of Withington, forming part of the popular village of Leigh, within close proximity of its amenities including the All Saint's first school, the village shop and small post office, the Farmer's Arms and the Star public houses, active village hall, recreational ground, countryside walks and All Saint's church. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

Stonehouse Farm, Withington is one of the most unique farmhouses in East Staffordshire. The original core of the house was built in 1719 and was one of very few that at the time built of local Hollington stone. The house's historically important architectural features are recognised by its Grade II Listing by Historic England. The original 18th century house was considerably extended in the mid-19th century to create a dwelling for the prosperous farmer, his family and some of the farm's workforce. The current owners have retained the original layout of the farmhouse from that time.

From the courtyard parking, a timber and part glazed door opens to the entrance porch; an ideal space to kick off those boots and take off those coats, with doors leading to the rear garden, the utility room/WC, and the spacious ground floor accommodation.

The hub of this home is the impressive living kitchen with its focal Stanley range stove and dual aspect windows. There is an extensive range of base and eye level units and an island, with work surfaces and inset sink unit set below one of the windows, plus a further prep sink, space for an electric range stove and additional appliance space. A door leads to the secondary set of stairs rising to the first floor with an understairs cupboard and a further door to the cosy sitting room which overlooks the rear garden.

The hall has glazed French doors opening to a patio, the principal oak staircase rising to the first floor and a solid door opening to the formal dining room which has a feature blue quarry tiled floor, focal fireplace and a side facing window providing light.

The living room has exposed beams and a focal Hollington stone fireplace with a multi fuel burner set on a granite hearth, a door to the cellar and a recess with the 'official' front door. A further door leads to the study, also having a front facing window and fitted shelving.

The principal first floor landing has a side facing window providing natural light and a matching oak staircase rising to the second floor. The spacious front facing master bedroom has a focal fireplace and a built-in wardrobe, plus a door to the fitted Jack and Jill en suite shower room having a modern suite incorporating a large double shower cubicle with a mixer shower over, front facing window and a door returning to the landing.

The equally spacious second bedroom also benefits from a fitted en suite shower room and a focal fireplace. A solid door opens to the next double bedroom, having a window overlooking the gardens and surrounding countryside, fitted furniture and another en suite bathroom which has a four piece suite incorporating both a roll top slipper bath and a separate double shower cubicle. The rear landing has stairs back down to the kitchen and doors to another double bedroom having fitted wardrobes to one side and a fitted shower room which has a modern suite incorporating a corner shower cubicle and a feature tiled floor.

The impressive and versatile second floor accommodation is approached via two staircases, the rear landing has built in storage in the eaves and doors to two additional rooms, both presently kitted out as bedrooms with fitted furniture and exposed beams. To the front elevation, the principal second floor landing has a side facing window and doors to two further double bedrooms, with exposed beams, storage and a fitted bathroom having a three piece suite with an electric shower over the panelled bath.

Outside to the side and rear elevations of the home, there are established gardens predominantly laid to lawn with well stocked beds and borders containing a huge variety of shrubs, plants and trees, several seating areas and a pergola positioned to take advantage of the sun, a vegetable and soft fruit garden with a greenhouse and access to a brick built outhouse. To the side of the property, the courtyard setting will provide designated parking for several vehicles adjacent to the home.

What3words: caressed.proposals.dining

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Stone

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

Solar panels providing reduced electricity costs and an income (we are advised approx. £2000 pa), the ownership of which will be transferred to the buyer.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

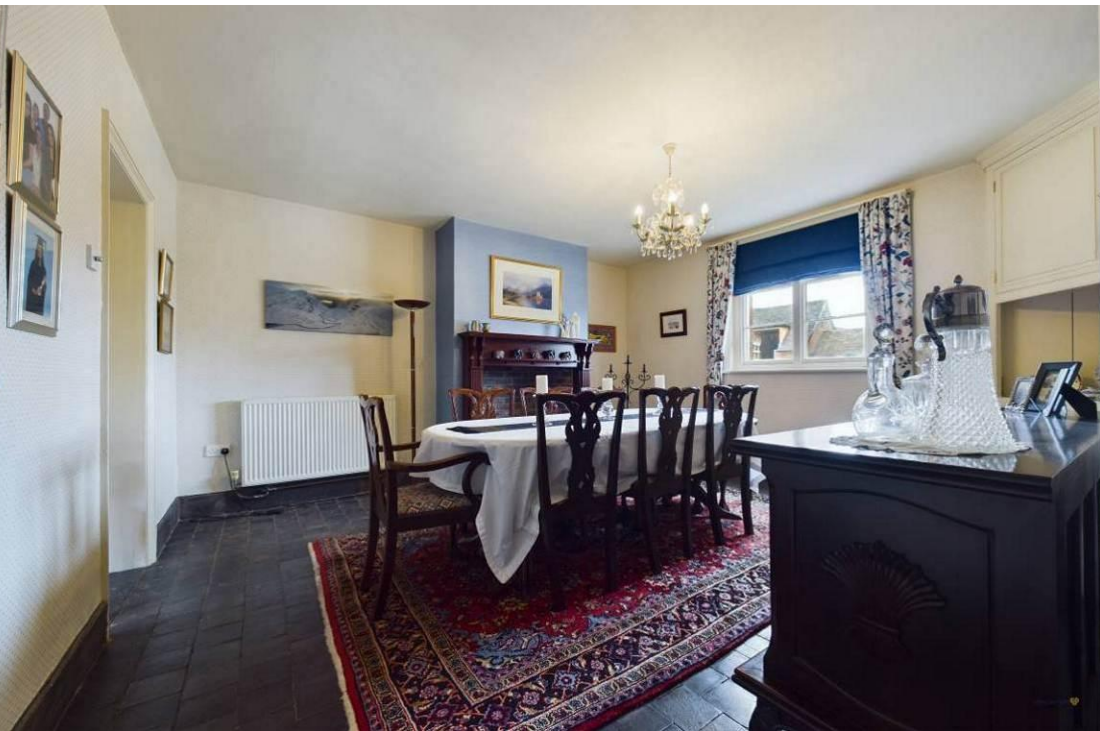
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





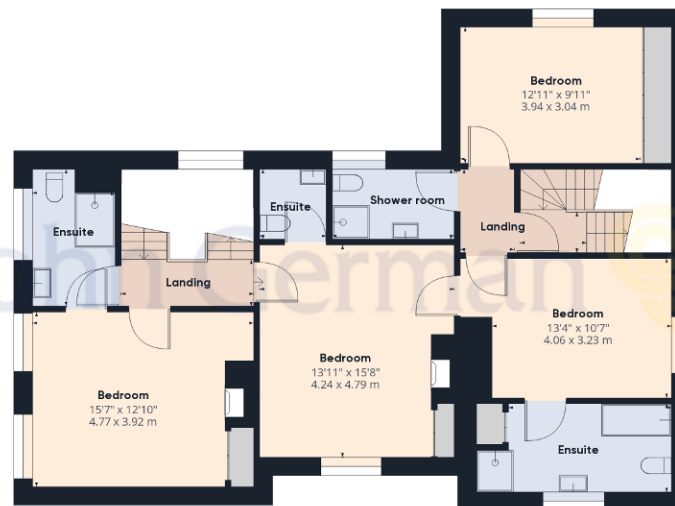








Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3301.2 ft²

306.69 m²

Reduced headroom

86.72 ft²

8.06 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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