



# Holloway Lane Farm

Radwood Lane, Maer Heath, Newcastle under Lyme, Staffordshire, ST5 5EW



**LARCH**  
PROPERTY

**Holloway Lane Farm**  
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Maer Heath  
Newcastle under Lyme  
Staffordshire  
ST5 5EW

**A Substantial Five Bedroom  
Country House With  
Outstanding Far Reaching  
Pastural Views, Stabling,  
Large Arena And Paddock  
Land, In All About 12 Acres**



#### Accommodation In Brief

##### THE MAIN HOUSE

- Entrance & inner halls
- Separate WC
- Drawing room
- Dining room
- Snug
- Games room
- Playroom/Bedroom 5
- Study
- Library
- Garden room
- Orangery
- Kitchen breakfast room
- Laundry & boot/tack rooms
- 4 bedrooms (3 ensuite, one with dressing room)
- Family bathroom
- Landscaped gardens with potting shed & secret garden
- Detached triple garaging
- Accommodation easily converted to incorporate annexe if required

##### EQUESTRIAN FACILITIES

- Large post & railed 40 x 30 floor lit arena
- 6 stables, tack & feed rooms, various stores
- Large hard standing area with separate access for horse boxes
- Large steel portal frame implement/tractor barn.
- Separate barn with workshop to the ground floor and storage to the first floor (ripe for conversion to office/residential space)
- Paddock land with field shelter & lake/wildlife area
- In all about 12.02 acres

## Description

Holloway Lane Farm is a handsome substantial country house set in a wonderful, elevated position with the most breathtaking far reaching rural views, with the Cheshire hills forming the most magnificent backdrop.

This large period family home has cream rendered elevations adorned with wisteria and climbing rose, all surmounted by a tiled roof. The handsome façade sets the scene for the most attractive interior with a suite of beautifully presented, generously proportioned reception rooms, ideal for modern family living. The accommodation is flexible in nature and has the potential to hive off part of the house to form a two bedroom annexe if required. The rooms have good ceiling height with large UPVC double glazed windows flooding the house with natural light, making the most of the views and fully enhancing the feeling of light and space.

The ground floor has five reception rooms all of which are a good size, with such period features such as fireplaces, some with log burner, beamed ceilings and exposed brick walls. There is also a well appointed study and a huge garden room with views of the garden. The kitchen is fitted with modern painted units with granite worksurface, Rangemaster professional and built in dish washer, pantry cupboards and room for a large USA style fridge freezer, all around a centre island. The kitchen is open plan to the glazed Orangery with lovely views and French doors to a stone terrace. Lying behind the kitchen is a large laundry room with door through to the boot/tack room which in turns leads through to the stable block.

The first floor is equally as impressive with a most impressive sized principal suite with large double bedroom enjoying the views, a huge dressing room off, and a wonderful modern bathroom with separate shower with rain shower head. There are two further en suite bedrooms, both with lovely bath/shower rooms. The remaining bedroom is served by an adjoining family bathroom.



## Gardens and Grounds

An impressive gated entrance, with gravel drive leads to the equestrian facilities and the house. Turn immediately left to an extensive parking and turning area to the front of the detached triple garaging. There is also a gated entrance to the stable yard which lies and is incorporated into the gable end of the house.

The stunning gardens are a real feature of the house and wrap around three elevations, following the sun during the day and evening. The front gardens comprise of level lawns with a pretty potting shed and flower borders all of which are shielded from the quite rural lane by mature high hedging and wooden fencing providing a high degree of privacy. There is a raised stone terrace partly shaded by a wisteria adorned wrought iron arbour with glass roof.

The level, manicured lawns wrap round the side of the house, where the lawns become more expansive. A wide stone terrace abuts the large garden room with access via two sets of French doors. This lovely terrace takes in the far reaching views of the gardens and paddock land with the Bickerton and Peckforton hills providing the perfect backdrop. There is a further raised stone terrace overlooked by a large monkey puzzle tree. The lawns are interspersed with mature flower and shrub borders with an opening through a high ever green hedge at the bottom of the lawns leading to secret garden area with redundant Greenhouse.

The gardens wrap around to the rear of the house to fully capitalise on the breathtaking rural views, with a further large stone and walled terrace adjoining the house, accessed via French doors off the Orangery. This area is an ideal for al fresco dining while taking in the breathtaking views. A wicket gate from the gardens leads to the paddock land for ease.



## Equestrian Facilities

This property is ideal for the equestrian buyer from the family buyer with ponies right up to the more professional equestrian. There is a separate wider access into the equestrian facilities with large hardstanding area ideal for the storage of horse boxes/tractors etc. The large arena measures 40 x 30 m, is floodlit with sand and fibre surface, with post and rail fencing surrounding.

The house leads directly into the stable area, where a purpose built yard of 4 loose boxes lie with concrete area between with a gated entrance to the paddock land. There are two further stables that are currently being used as a feed/store rooms.

The grazing is excellent with six wonderful old turf paddocks all of which have water with fencing being predominantly old hedges. The paddock land leads down to a field where there is a pretty lake with specimen trees surrounding forming a wildlife area/occasional paddock.

## Equestrian Facilities

There is a huge steel portal framed barn with large sliding door providing access for farm vehicles and is an ideal storage space for farm equipment. There is an additional barn that currently has a workshop and rug store to the ground floor with stairs up to a first floor storage space. This barn subject to the necessary consents being obtained would make an ideal work/office space or further residential space. This barn has a myriad of uses.

## Location

Holloway Lane Farm is located in the peaceful rural parish of Maer, a picturesque and desirable area of Staffordshire renowned for its rolling countryside, historic homes, and strong sense of community. The house is surrounded by open farmland with woodland walks nearby, making it ideal for buyers seeking a tranquil rural lifestyle within easy reach of major amenities.

The nearby village of Aston offers a traditional country charm and is just a short drive from the thriving market town of Market Drayton and the university towns of Keele and Stafford.

Day-to-day facilities can be found in Madeley, Baldwins Gate, Woore and Loggerheads, where there are local shops, cafés, pubs, and essential services including doctors' surgeries, post offices, and farm shops. A wider range of retail, leisure, and dining opportunities are available in Newcastle-under-Lyme, Nantwich, Eccleshall and Stoke-on-Trent, all within a 25 minute drive.

Excellent local schooling options are available nearby, including Sir John Offley C of E Primary School in Madeley, Baldwins Gate C of E Primary School, and Madeley High School all within a short drive of the property. Higher education is easily accessible through Keele and Stafford Universities.

There is a large selection of independent schools in the area including Newcastle-under-Lyme School, St.Dominics, The Priory, Yarlet, Packwood and Edenhurst Prep.

For equestrian enthusiasts, the property is ideally situated for a commute to Tushingham arena, Somerford, Kelsall, Kingswood, Field House, Eland Lodge and Reasheath equestrian/competition centres. The surrounding countryside also provides superb rural land hacking and bridleways all close by.



Transport links are another key feature of the location. The M6 motorway (Junction 15) is approximately 6 miles away, offering easy access to Birmingham, Manchester, and beyond, while local rail services are available from Stafford and Crew stations, both within a 30 minute drive, enabling ease of access to London in 1 hour 20 minutes. The area is well placed for commuting to Keele, Newcastle-under-Lyme, Crewe, and Stafford, all within 30 minutes by car. For longer journeys, Manchester airport and Birmingham Airports are each around an hour's drive, providing excellent national and international connections.

Together, these attributes make Holloway Lane Farm's location ideal for those seeking a blend of rural seclusion and accessibility, offering countryside living with first-rate transport, schooling, and leisure opportunities close at hand.

## Distances in approx miles

Keele 6 m | M6 Jc 15, 6 m | Market Drayton 8 m | Newcastle 9 m | Stoke-on-Trent 10 m | Crewe 14 m | Stafford 18 m | Telford 28 m | Shrewsbury 28 m

## Directions

Postcode ST5 5EW (Do not follow sat nav – follow what 3 words)

What3words: advancing.director.helps

Directions from Junction 15 M6 :- Take the A5182 and join the A53 continuing through Baldwins Gate. Turn right onto the A51 by the Swan with Two Necks and take the next right turn into Maerway Lane. Take the next right into Maerhills Lane and then right into Radwood Lane. Holloway Lane Farm is the first property on the left.

## Property Information

TENURE: Freehold

EPC: D

### SERVICES:

Mains water, electricity, septic tank drainage, oil fired central heating, CCTV with four cameras, burglar alarm, implement barn & workshop separately alarmed, fibre to the house, stables have electricity and water, garaging electricity.

Workshop with electricity and oil boiler (not currently working).

LOCAL AUTHORITY: Staffordshire local authority.

COUNCIL TAX BAND: G, amount payable for 2026 £3,855.

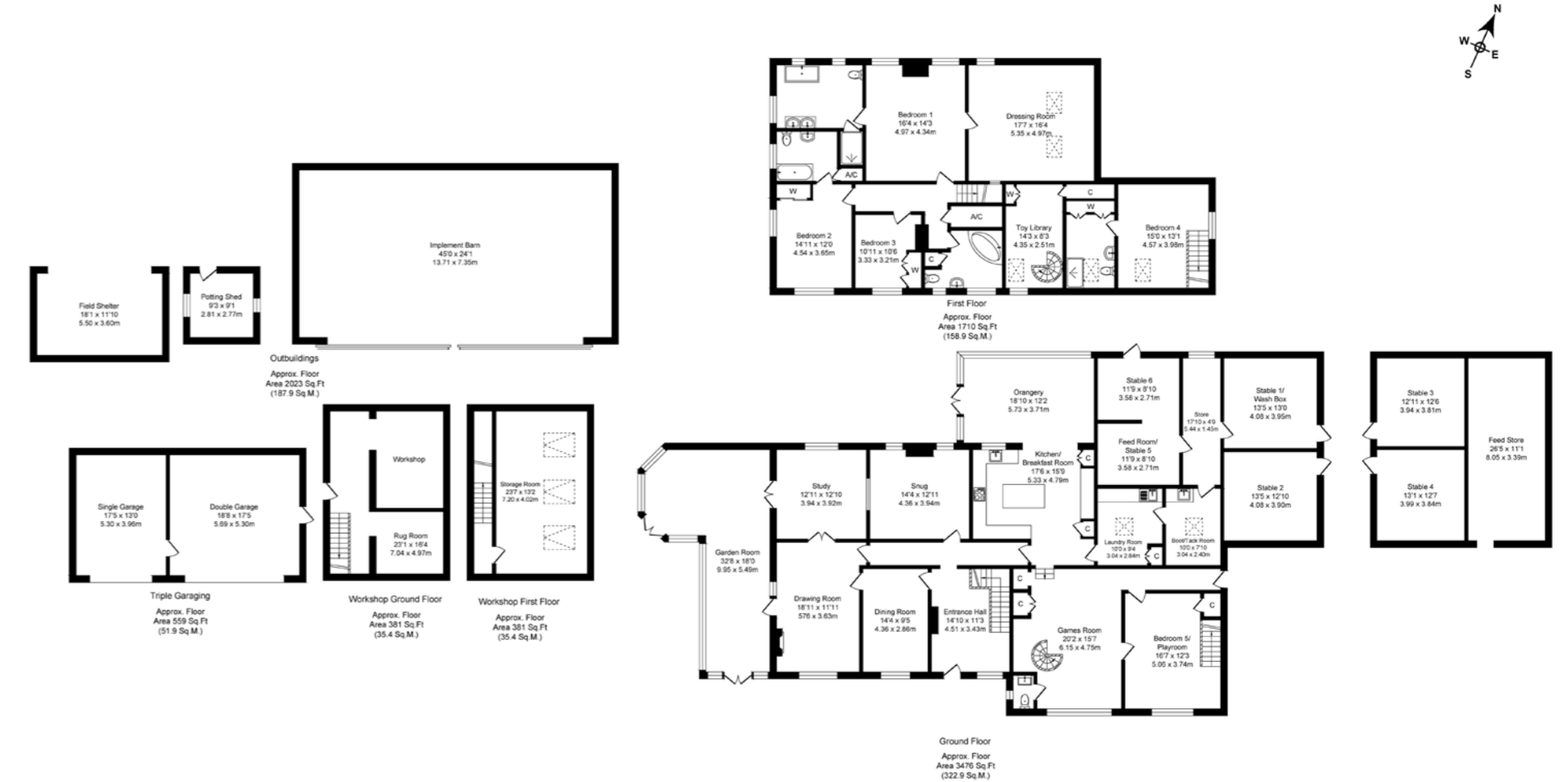
### AGENTS NOTES:

- The ariel photos and plan are for identification purposes only and not to be relied upon.
- Some trees are subject to tree preservation orders within the wildlife area.



## Floorplan

Total Approx: Floor Area 8530 Sq ft (792.4 Sq.M)



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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