



HIGHERLAND FARM





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“A unique smallholding with flawless interiors and extensive outdoor space with stables, menage and outbuildings”

Hugged on every side by vast, open farmland, inside the Staffordshire Moorlands, Higherland Farm is a unique smallholding with exceptional views. On the fringes of Stoke-on-Trent, you have access to a wide range of amenities, schools, transport links and an abundance of countryside trails. Within just a 20-minute drive, you also have the option of exploring the Peak District National Park.



### A Private, Rural Setting

Drive along a sleepy country lane before turning into the Higherland Farm via the large, electric gates, leading onto a tarmac parking area. Here, you're greeted by several outbuildings, a porcelain tiled patio and a small lawned area with artificial grass.

You can either enter the house from the side elevation, which takes you directly into the kitchen, or walk around to the front elevation to enter via the lounge.





### **A Luxurious Family Hub**

From the side elevation, a small oak portico invites you into the kitchen and dining room through the French doors, where you feel as though you've just entered your own private sanctuary. Light gushes in from the dual aspects, highlighting the sleek design and craftsmanship that has gone into creating a luxurious family hub.

As well as boasting underfloor heating and high-end appliances, seamlessly integrated inside glossy units, there is ample space for a four-seater dining table. Exuding a sense of calm, this is a great space for lingering over your morning coffee or catching up with friends and family.



Walk through to the lounge, where you can access the stairway and front entrance. A log burner sits inside a modern surround, and plush carpets add to the sumptuous, yet cosy, ambience.





### Uninterrupted Views

Make your way upstairs to the first floor to find three double bedrooms and a family bathroom that have been beautifully refurbished. The Master Bedroom looks out onto the garden area and farmland beyond, while the further two bedrooms enjoy uninterrupted views over pretty, patchwork fields.

The bathroom is equally impressive with its floor-to-ceiling ceramic tiles, vertical radiator and rainfall shower. From the elegant design, it is evident that no corners have been cut with the interior design at Higherland Farm.



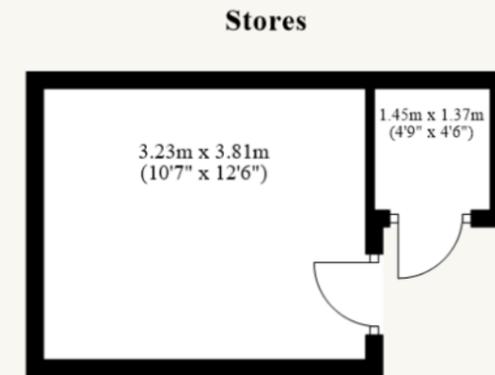
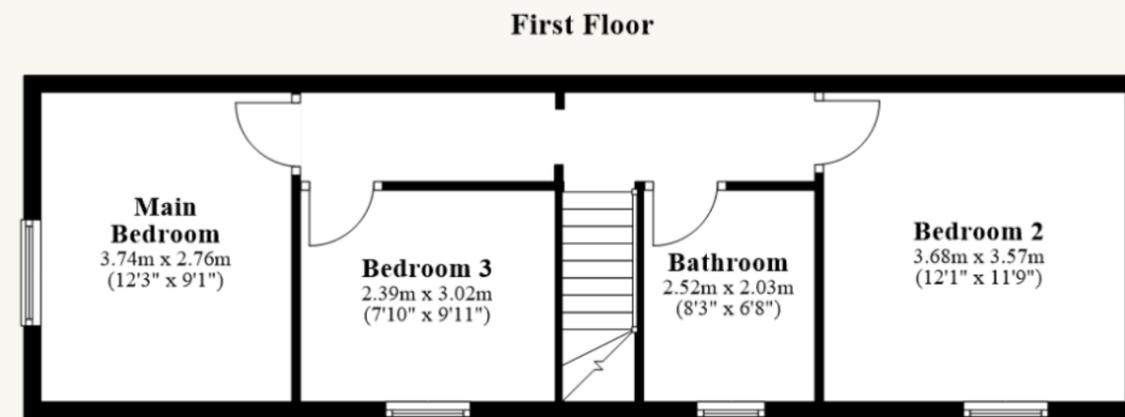
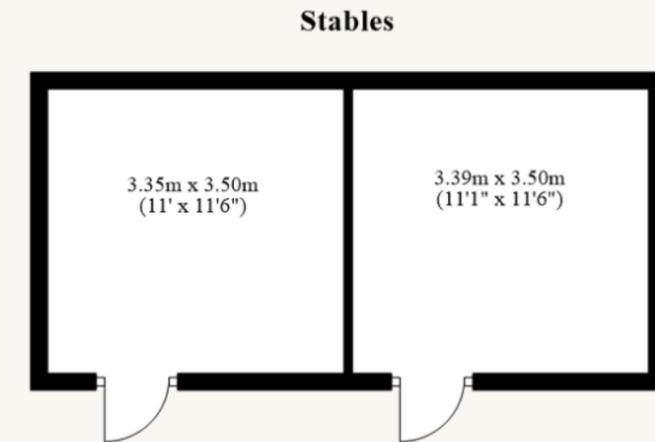
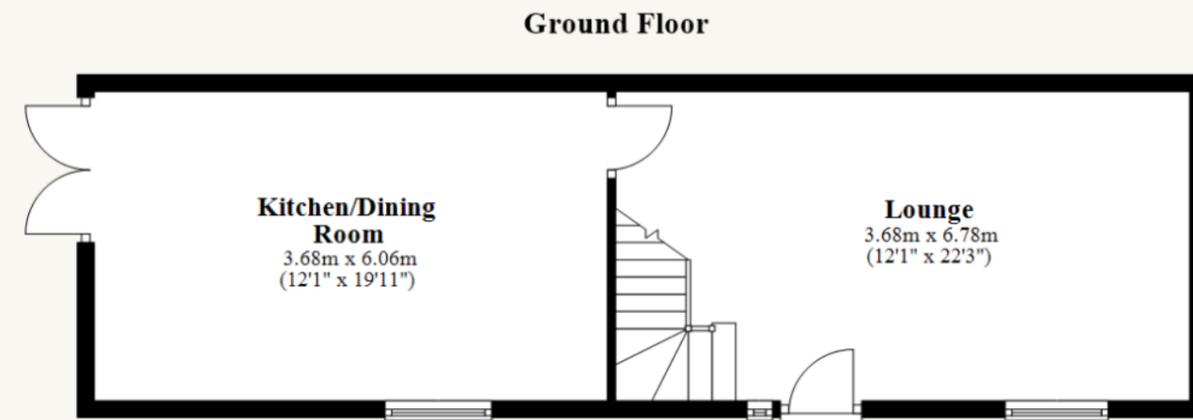
## An Equestrian Idyll

Return downstairs to the kitchen to explore the outdoor space and outbuildings. The two stables, tack room, menage and paddock are a huge lure for families with a love for all things equestrian. And those who have other interests are also catered for with the addition of two huge outbuildings.

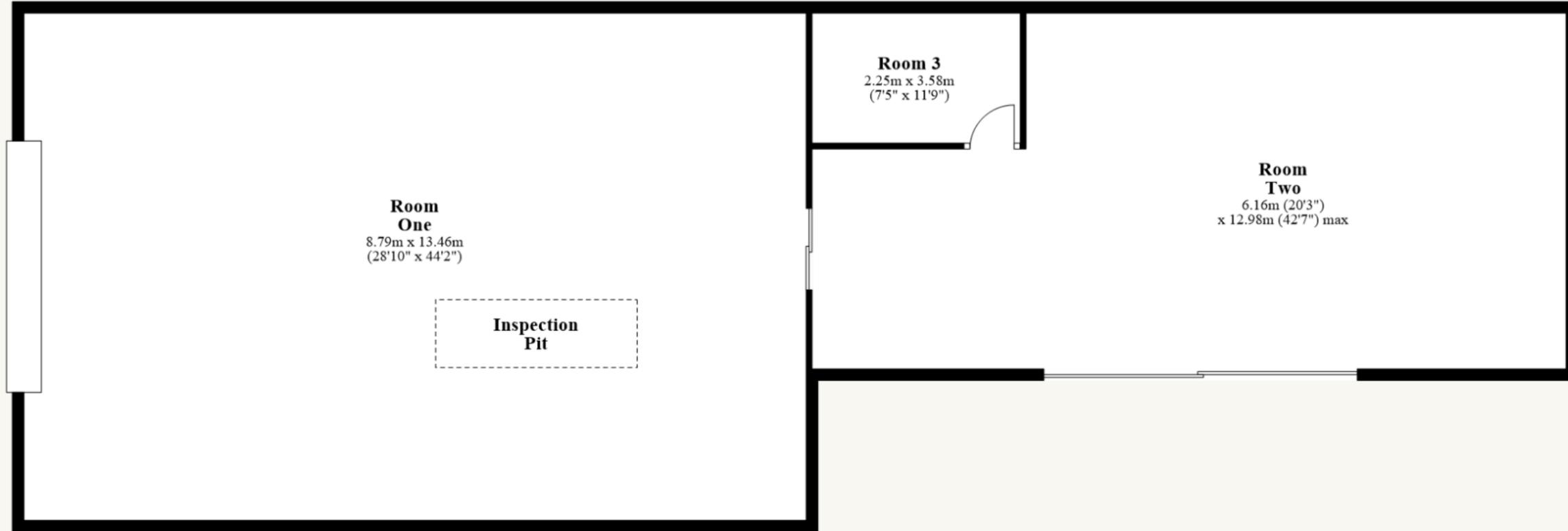
The inspection pit in Outbuilding One panders to the needs of car enthusiasts or mechanics who love nothing more than tinkering with vehicles, and there are a further two rooms which could be utilised for a range of hobbies or work assignments (subject to planning permission).

Outbuilding Two features a self-contained office with seating area and a separate WC, all of which are designed to the same high standard as in the main house.

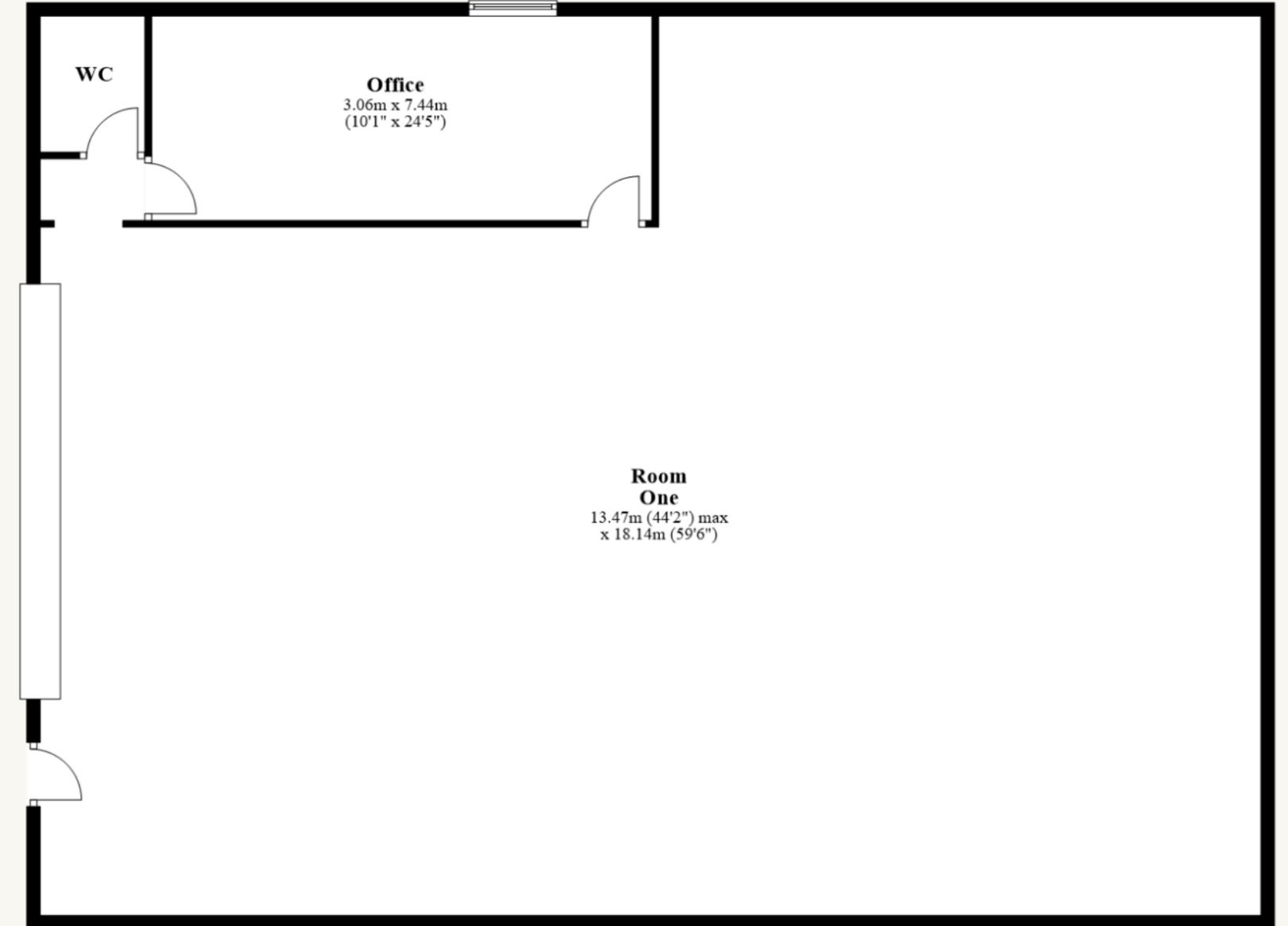




**Outbuilding One**



**Outbuilding Two**





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