



Lindore Hall Farm
Broadhill | Staffordshire | ST20 0ED

LINDORE HALL FARM



*A lovely spacious character family home positioned
in an idyllic rural location*



GROUND FLOOR

On entering Lindore Hall farm you immediately appreciate this character driven and spacious family home. The entrance hall with its vaulted ceiling, crystal chandelier and the galleried ornate staircase offers a feeling of grandiose surroundings as you enter complimented by the traditional features on show.

The living room is a perfect room to unwind and enjoy the fireplace ideal for those cold winter nights complimented by the neutral décor and naturally lite from the Georgian bay sash windows. On the other side of the hall is the office which could be utilised as a formal dining room or snug and ideal for home workers who appreciate traditional styling. The hall also leads through to the kitchen/breakfast room which is spacious light and airy complimented by its traditional farmhouse style with all the appliances you would expect including a traditional 4 oven AGA range cooker for modern everyday living. The island is a particular feature with its natural granite worksurface, a place to congregate with family and friends around for those informal occasions while also a very useful pantry and stone steps leading to the cellar/ games room can be easily accessed. There is also a very useful boot room giving easy access to the outside and perfect for dealing with muddy paws and children.

Through the kitchen is the open plan sitting room which is substantial in size has lovely views to the gardens and a plethora of character features with the focal point being the fireplace with traditional solid fuel wood burner. The natural flow to the courtyard garden via the bi-fold door is a particular nice feature and ideal in the summertime for those garden parties. This leads through to the utility room ideal for those laundry needs which in turn continues through to the downstairs cloakroom and completes the downstairs accommodation.













SELLER INSIGHT

“ We first saw Lindore Hall Farmhouse nearly 40 years ago, when we were visiting family nearby. We used to walk past it along the country path and always admired it, never imagining that, 20 years later, it would come up for sale. The timing was right, and we couldn't resist. We are only the second family ever to live here.

It is an extremely handsome house, set in a magical part of the Staffordshire-Shropshire border. When we first arrived, it needed a huge amount of work – the roof, windows and virtually everything else needed attention – but we could see what it could become. Twenty years later, it is the most perfect house. Every room has something special about it, and every window looks out over wonderful views. It is beautiful in every season, but particularly magical at Christmas, when the scale of the rooms allows us to have a huge Christmas tree.

The house sits high above the surrounding woodland and countryside, and the location has been wonderful for family life. The children could walk straight out of the back gate onto bridleways, riding horses and, as they grew older, mountain biking through the woods. You can walk for an hour here without seeing another soul, or follow tracks through the woods for miles, yet the little hamlet has a lovely community and never feels isolated.

We have entertained endlessly here: family gatherings, 21st birthdays and our 25th wedding anniversary, when we put a marquee in the garden. The huge kitchen opens through patio doors onto the courtyard, while the cellar games room has been the perfect place for children to disappear to during parties. There is also a jetty for fishing or taking a boat out on our very own pond.

For us, Lindore Hall Farmhouse has been a very special place to bring up a family. We are staying in the area, but this gorgeous house needs another family to love it as much as we have.*

* 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 has a spectacular galleried landing with the high ceilings continuing to the second floor allowing an abundance of natural light to flow through the house. There are 3 bedrooms on the first floor with the master bedroom taking centre stage with its substantial size and wonderful views over rear gardens and pool via the Juliet balcony. A naturally lite room the master also has its own walk in dressing room which in turn leads through to the classic style en-suite. There are a further 2 double bedrooms with an abundance of character features complimented by the traditional family bathroom.









SECOND FLOOR

The second floor has a further 4 bedrooms which are all well-presented throughout with the benefit of exposed beamed ceilings as well as a separate staircase to the first floor and also benefits for a further family bathroom.



OUTSIDE

Lindore Hall Farm is enclosed with approximately 7 acres of land with a large sweeping gravel driveway approaching to the front of the house and beyond leading to the large 4 bay garage and outbuilding. The majority of the grounds are mainly laid to lawn with mature shrubs in the private gardens with the remainder being open fields to most sides which offer direct access to the adjacent woodland and bridleways a perfect location for those with an equestrian interest. A substantial natural pond is a pleasant feature of the grounds with outstanding views in all directions from the rear of the house.







LOCATION

Lindore Hall Farm is situated in the hamlet of Broadhill, near to the market town of Newport on the Staffordshire/ Shropshire borders. The town offers excellent schooling with Haberdashers Adams, Newport Girls School and Castle House preparatory School.

Access to train stations is via Stafford and with easy reach to London within 1 hr 20 mins, Birmingham 30 mins and Manchester 1 hour.



INFORMATION

Services

Tenure: Freehold

Council Tax Band: D

Local Authority: Stafford

EPC: Rating C

Property Construction: Standard (Brick and Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage: Private Drainage & Sewerage to a Septic Tank

Heating: Oil Fired Central Heating

Broadband: FTTC / Standard Fibre Broadband connection available - we advise you to check with your provider. The current owners have confirmed that Broadband is not currently connected.

Mobile Signal/Coverage: There is limited 5G mobile signal available in the area - we advise you to check with your provider.

Parking: Carport and driveway parking available

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on +44(0)1785 338 585

Website

For more information, please visit our website <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours

Monday to Friday	8.00 am-8pm
Saturday	9.00 am-4.30pm
Sunday	9.00am-4pm

Offers over £1,650,000



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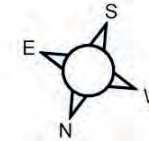
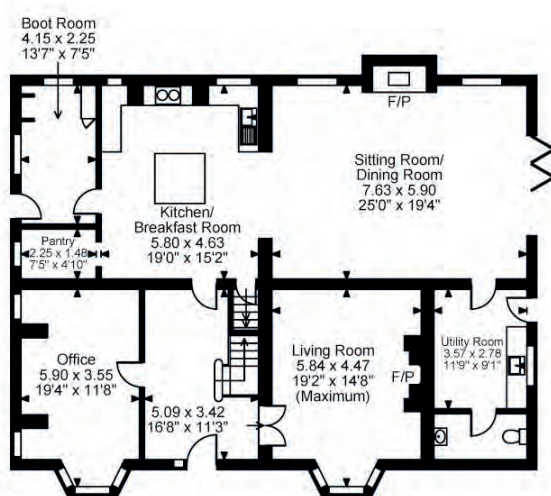
Lindore Hall, Farmhouse Broadhill, Gnosall, Stafford

Approximate Gross Internal Area

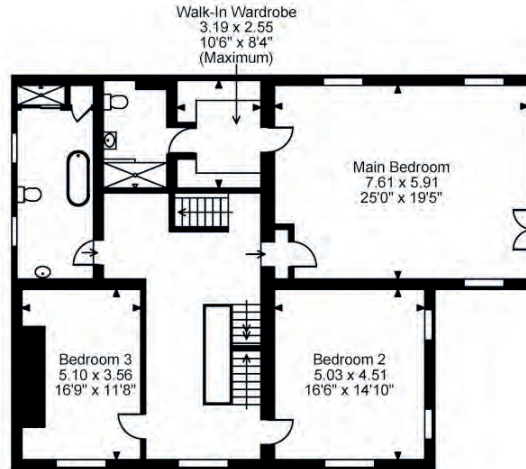
Main House = 4762 Sq Ft/442 Sq M

4 Bay Garage = 655 Sq Ft/61 Sq M

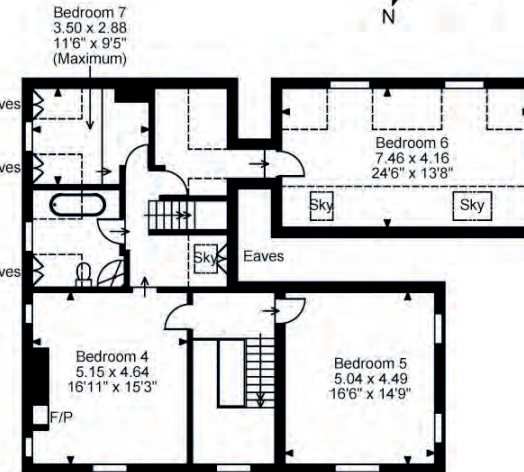
Total = 5417 Sq Ft/503 Sq M



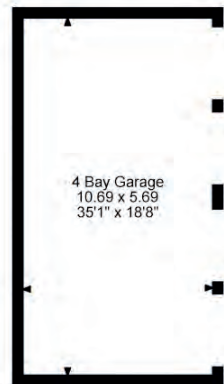
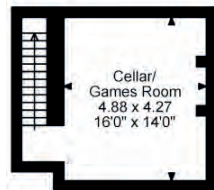
Ground Floor



First Floor



Second Floor



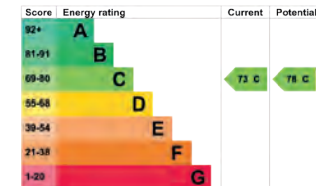
Cellar

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 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.

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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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