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Rectory Farm | Mucklestone | TF9 4DN

Freehold £950,000







Features

- **Impressive Five-Bedroom Detached Country Farmhouse on a 0.5-acre Garden Plot with No Upward Chain**
- Sitting Room, Dining Room, Study, Home Office, Breakfast Room, Kitchen, Utility, Cloakroom
- Two En Suite Bedrooms, three Further Double Bedrooms, Bathroom
- Garage, Carport, L-Shaped Workshop

Overview

Rectory Farm is a substantial Five-Bedroom Period Farmhouse, with extensive lawned gardens, far-reaching countryside views and set in the heart of the picturesque hamlet of Mucklestone.

Offered with No Upward Chain, this is a truly exceptional country residence with origins dating back to 1720. Rectory Farm is rich in history and has been updated to a high standard whilst retaining its architectural character and charm. The property makes a strong first impression, with a striking black and white half-timbered first-floor, distinctive brickwork and chimneys, and extensive gardens.

Internally, the accommodation is both spacious and versatile, combining period character with the practicality of modern family living. For example, the original leaded window to the Living Room is perfectly complemented by a modern log burner.

To the ground floor is the Entrance Hall with the original Minton tiled floor and staircase to the first floor, the Sitting Room and a separate Dining Room with a log burner set in a feature fireplace.







The Breakfast Room has been opened up into the Kitchen, with both areas having the original quarry tiled floor, and an oil-fired Rayburn Royal stove is the perfect dog-warming spot! Completing the ground floor is the Home Office and Study, together with a useful Utility and Guest Cloakroom.

Upstairs are five generously proportioned Bedrooms. The main staircase leads to a Gallery Landing off which are the Principal Bedroom with En Suite, three further Double Bedrooms and the Family Bathroom with a walk-in shower and free-standing bath.

A second staircase leads up to the Guest Bedroom with a very spacious Shower Room with walk-in shower – so this flexible space would be ideal for guests or extended family living.

There's also a large Cellar that's currently used as a Gym and Playroom. Cars are well catered for too, with a wide Carport, single Garage and Driveway Parking.

Externally, there's an L-Shaped, brick-built annexe which is currently used as workshops and storage areas. These would have the potential to be developed into further living space depending on the necessary planning permissions.









The extensive Garden is laid mainly to lawn, surrounded by mature hedges and post and rail fencing, with a myriad of mature trees and shrubs and a brick-built potting shed. The property's elevated location gives you the most fabulous south-westerly views, with the incredible sunsets bringing the whole sky to life.

This is a rare opportunity to acquire a substantial and much-loved country home in a beautiful countryside setting, so please call the team at our Market Drayton office on 01630 653641 to arrange your viewing.

DIRECTIONS: From Market Drayton take the A53 to Loggerheads and turn left at the mini roundabouts towards Mucklestone and Woore. In Mucklestone, turn left in front of the church, pass the Primary School on your right and then turn right into Rectory Farm driveway with electric gates where you see our For Sale sign.

LOCATION: Mucklestone is a pretty North Staffordshire hamlet located between Loggerheads and Woore. The hamlet has a well-regarded Primary School and a striking Norman Church, and the nearest shops, post offices and pubs are in Loggerheads and Woore, with a doctors' surgery in the nearby village of Ashley.



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USEFUL INFORMATION:

TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH. Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity and water are available, with oil-fired central heating and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk

COUNCIL TAX BAND: F – Newcastle-under-Lyme Council

ENERGY RATING: - E **METHOD OF SALE:** By Private Treaty.

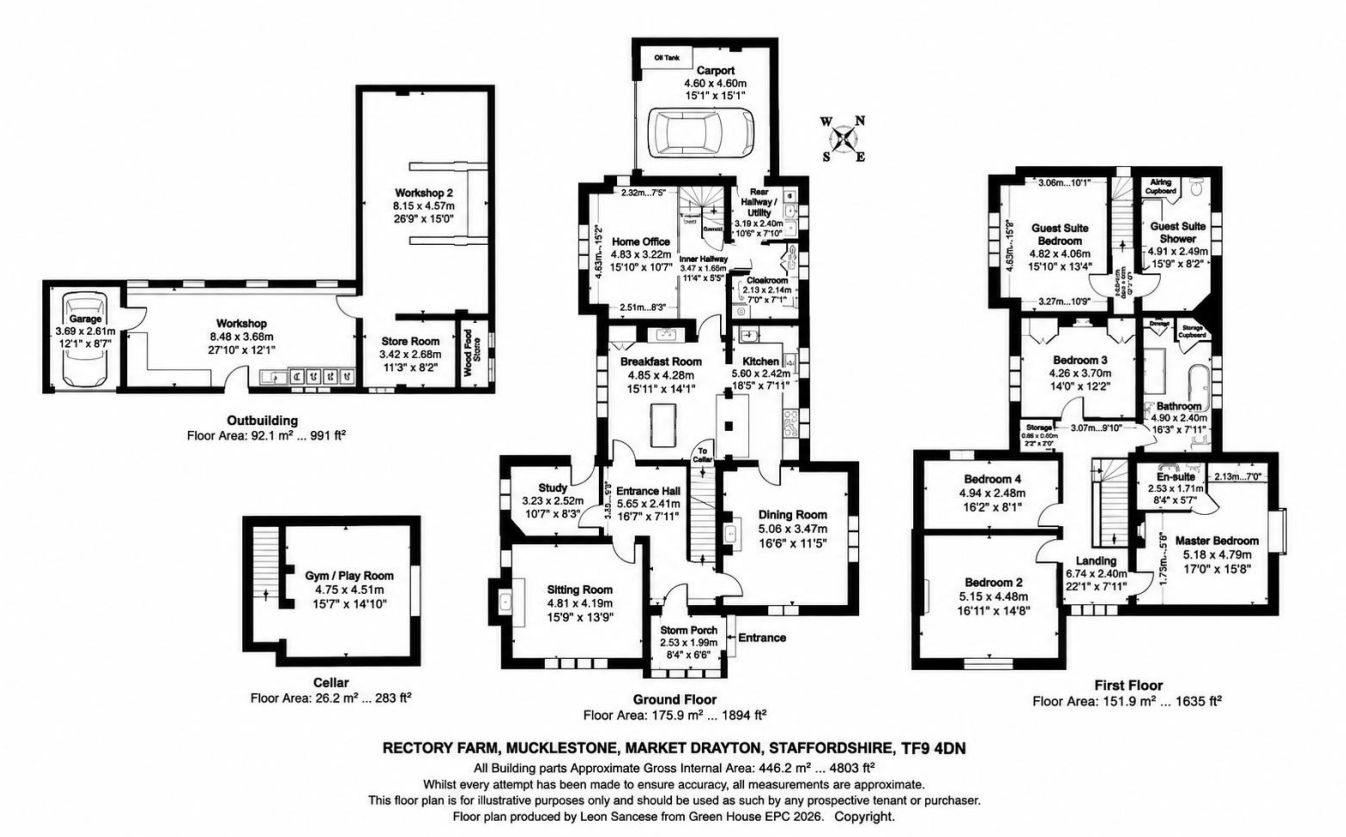
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PROPERTY VALUATION SERVICE: If you're looking to sell your property, our highly experienced Valuers can give you a No Obligation, Free-of-Charge Sales Valuation on your property.

RESIDENTIAL LETTING SERVICE: Our Award-Winning Lettings & Property Management Team can help if you are interested in buying this property as an investment, please contact us.

INDEPENDENT MORTGAGE ADVICE: We can arrange for you to meet with our Independent Mortgage Advisor.



RECTORY FARM, MUCKLESTONE, MARKET DRAYTON, STAFFORDSHIRE, TF9 4DN

All Building parts Approximate Gross Internal Area: 446.2 m² ... 4803 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.

IMPORTANT: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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Tower House, Maer Lane, Market Drayton, TF9 3SH

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