



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Gratton Villa Farm Gratton Hall Lane

Endon, Stoke-On-Trent, ST9 9AL

Offers Over £975,000



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Gratton Villa Farm comprises a Four Bedroom brick built farmhouse with approximately 7.15 acres with stabling and outbuildings. This remarkable house offers a unique blend of modern living and rural charm. , the property is perfect for those seeking a tranquil lifestyle while enjoying the beauty of the surrounding countryside.

The residence boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. With four well-appointed bedrooms, there is plenty of room for family and guests alike. The two modern bathrooms have been designed to a high standard, ensuring comfort and convenience for all.

The property has been thoughtfully modernised, combining contemporary features with the character of a traditional home. Large windows throughout the house allow natural light to flood in, creating a warm and inviting atmosphere. The views from the property are simply breathtaking, offering a serene backdrop that changes with the seasons.

For equestrian enthusiasts, the property includes stabling facilities and menage, making it an ideal choice for those with a passion for horses. The expansive grounds provide ample space for outdoor activities, gardening, or simply enjoying the peace and quiet of rural life.

This exceptional property is a rare find in this particular location. Whether you are looking for a family home or a peaceful retreat, this house on Gratton Hall Lane is sure to impress. Do not miss the opportunity to make this stunning property your own.





Directions

From our Leek office on Derby Street, turn right onto Haywood Street and continue down the hill onto Broad Street. Go straight over the mini roundabout and proceed along Newcastle Road and up Ladderedge Bank and continue onto Leek Road. After approximately two miles, turn right onto School Lane. After approximately one mile, turn left onto Dunwood Lane. Take the next right turn and travel on this road for approximately two miles, which leads to Gratton Hall Lane. The property will be found on the right-hand side.

Accommodation Comprises:

Front Entrance Door
Leading into the front porch which leads into the living room.
With quarry tile floor.
Giving access to:-

Living Room 14'5" x 11'11" (4.40 x 3.64)

UPVC double glazed windows to two aspects, radiator, fireplace with log burner having brick surround and wooden mantelpiece. Built in bookshelf and cupboards.

Lounge 11'10" x 12'0" (3.62 x 3.66)

Cast iron open fireplace antique style radiator, UPVC double glazed windows to two aspects.

Inner Hallway

Comprising UPVC double glazed window to the rear aspect, radiator, with stairs off to the First Floor, external door to the outside, tiled floor.



Utility Room
11'11" x 8'8" (3.64 x 2.66)

With tiled floor, UPVC double glazed window to the side aspect, a range of base units with work surfaces, sink unit and drainer, radiator, plumbing for an automatic washing machine.

Access to a downstairs W.C. With wash hand basin in vanity, frosted double glazed window to the side aspect tiled floor.



Dining Kitchen
16'11" x 12'7" (5.16 x 3.84)

Bespoke units with granite work surfaces, inset sink unit, integrated dishwasher, central island, Inglenook incorporating multi fuel stove, UPVC double glazed windows to front and rear aspects, radiator.



First Floor Landing
UPVC double glazed window to side aspect.



Bedroom One
12'10" x 11'3" (3.93 x 3.43)

UPVC double glazed window to rear aspect incorporating window seat with drawers beneath. Built in bedroom furniture, open archway to;

Dressing Room/Ensuite
14'1" x 5'5" (4.30 x 1.66)

Enclosed shower with mixer shower fitment, wash hand basin and wc in vanity unit, built in dressing table, heated towel rail, radiator, UPVC double glazed window to side aspect.

Bedroom Two
12'0" x 11'10" (3.66 x 3.63)

UPVC double glazed window to front aspect, radiator.

Bedroom Three
11'11" x 10'11" (3.64 x 3.35)

UPVC double glazed window to front aspect, radiator. Built in bedroom furniture.

Bedroom Four
11'2" x 4'10" (3.42 x 1.48)

UPVC double glazed window to rear aspect, radiator.



Bathroom

Modern bathroom suite comprising of roll top bath, feature vanity unit with storage, low level W.C, fully enclosed shower cubicle, two UPVC double glazed windows.

Outside

The property is accessed via electric double gates leading to a tarmac driveway providing ample off road parking.

Pedestrian gated access with gravel path leading to the front elevation, lawned gardens with mature trees and shrubs.

Outbuildings

Adjoining the property there is a BRICK BUILT BUILDING 2.81m x 2.63m (9'2 x 8'6) housing the oil boiler, storage, with concrete floor, wooden framed window to the front aspect and electrical points.

Adjoining the property there is a further BRICK BUILT BUILDING 2.38m x 2.87m (7'8 x 9'5) used for storage, UPVC double glazed external door and window.

To the rear of the selection of buildings, there is a STONE AND CORRUGATED IRON ROOF SHELTER (4.45m x 4.47m (14'6 x 14'6), with chicken coop beyond.





DETACHED STONE OUTBUILDING

58'8" x 18'4" (17.89 x 5.59)
(Maximum Measurement).
Housing individual rooms,
water, windows and stable
doors, courtesy lighting to the
exterior.

Gardens

To the rear of the property is a
feature Indian stone raised
patio with inset lighting
incorporating ornamental
pond, lighting and water
feature, pergola,
Summerhouse, Greenhouse,
raised beds providing herbs,
vegetables and shrubs.

Services

Viewings

Strictly by appointment only
and by prior arrangement
through Graham Watkins &
Co. Please email:
enquiries@grahamwatkins.co.uk
or telephone 01538 373308.

Tenure & Possession

The property is held freehold
and vacant possession will be
given upon completion.

Measurements

All measurements given are
approximate and are
'maximum' measurements.

Local Authority

The local authority is
Staffordshire Moorlands
District Council and
Staffordshire County Council.

Council Tax Band

The council Tax Band is F.



Mapping

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of the sale with regards to precise boundaries of the land.

Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



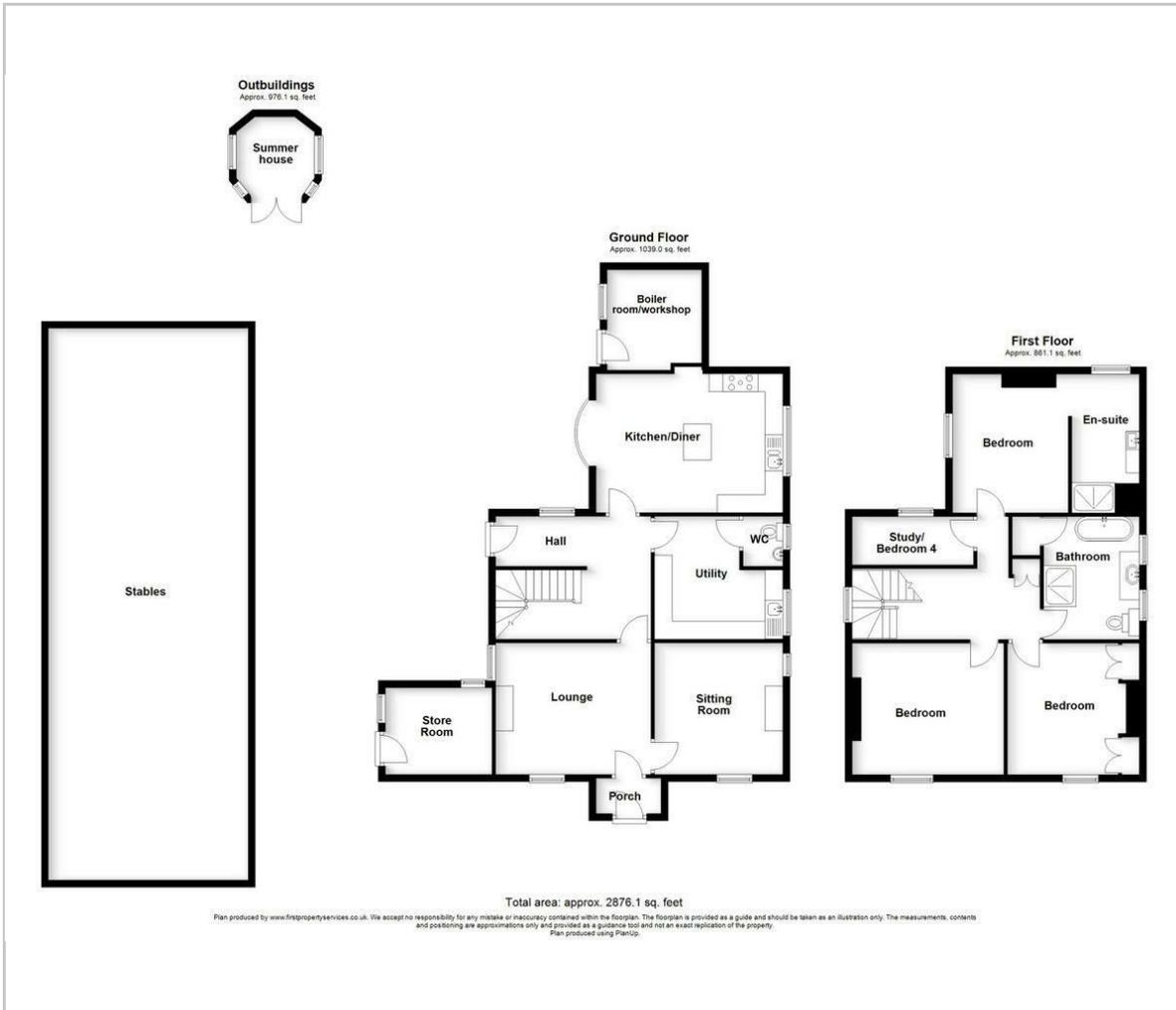




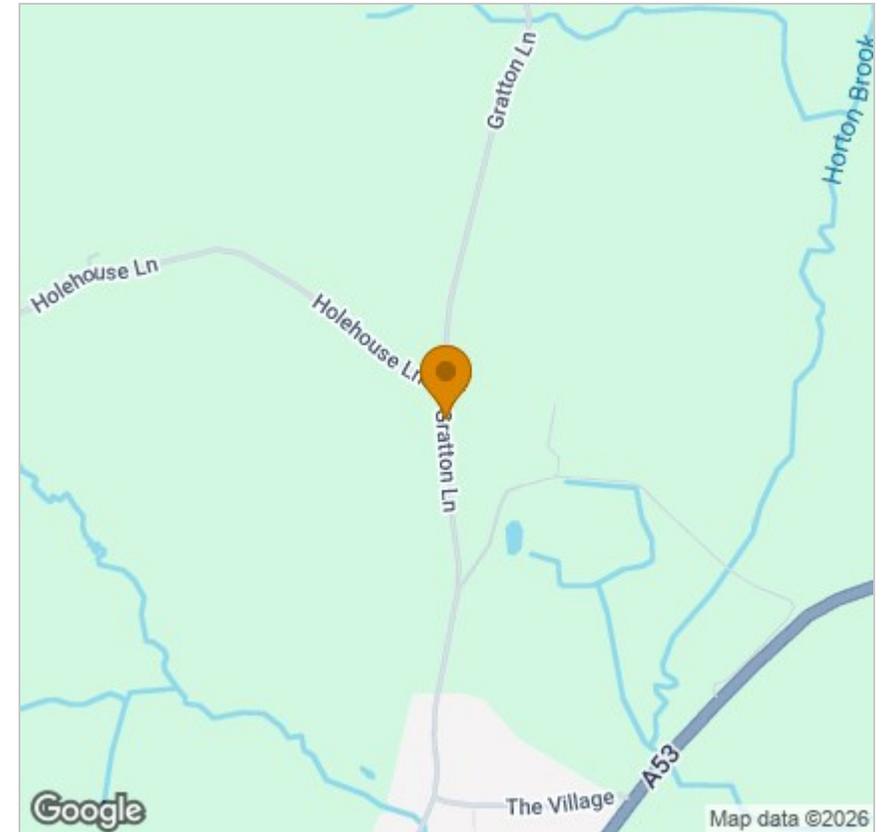




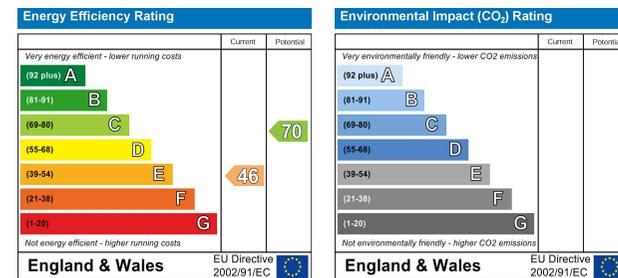
Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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