



RECTORY FARMHOUSE

Church Lane, Checkley, Staffordshire, ST10 4NF



A RARE OPPORTUNITY TO ACQUIRE
A DISTINGUISHED GRADE II LISTED COUNTRY RESIDENCE

A unique property thought to have medieval origins, with later additions from the early 18th century. Steeped in character and charm, set within beautiful gardens, and an idyllic setting.



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EPC

n/a

Local Authority: Staffordshire Moorlands District Council

Council Tax band: F

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired central heating,

Guide Price: £1,250,000



RECTORY FARMHOUSE, CHURCH LANE

Once the village rectory, Rectory Farmhouse occupies an enviable position just off Church Lane. It is approached passed a distinctive Dovecote before arriving at splendid ornamental iron gates, setting the tone for the exceptional character and charm that awaits beyond.

Once through the gates, the property immediately reveals its timeless elegance. The handsome brick façade and beautifully maintained formal gardens, creates an unforgettable first impression.









THE PROPERTY

Stepping through the front door, a welcoming and grand reception hall awaits with original flagstone flooring, a magnificent stone fireplace, exposed timbers, and a beautifully crafted oak staircase which forms a striking architectural focal point as it rises to the first and second floor accommodation.

From here, doors lead to the dining room and generously proportioned drawing room where a further fireplace creates a wonderful focal point. Exposed timbers continue in another spacious reception room featuring an impressive inglenook stone fireplace. Deep windowsills sourced from local stone enhances the sitting room and the library positioned adjacent.

Beyond, a secondary staircase provides access to the first floor, whilst the ground floor continues through to a cloakroom, rear hallway, and spacious kitchen/breakfast room.







UPSTAIRS

The oak staircase located within the reception hall leads to a first-floor landing, beautifully illuminated by a striking stained-glass window. The principal bedroom enjoys walk in storage and an en suite shower room, while a family bathroom serves the remaining accommodation.

The additional bedrooms are all generous doubles, each displaying its own individual character. One in particular features original wall panelling, window seating to enjoy the wonderful garden views, and beautifully painted panelling above a fireplace, whilst another double bedroom boasts views of the formal gardens to the front elevation and a striking fireplace.

A further double bedroom with en suite facilities, also accessed via the secondary staircase offers excellent flexibility for guests, multi-generational living and older children. Completing the first floor are two further spacious bedrooms and an additional family bathroom.







The second floor is approached by both the principal oak staircase and the secondary staircase, revealing four versatile attic rooms, each enjoying delightful views across the surrounding countryside. Rich in character, these rooms offer a wealth of potential for guest accommodation, home offices, hobbies or studio space.

One particularly impressive room is the grand attic room, defined by its magnificent full height ceiling with substantial exposed timber, creating a wonderfully light and atmospheric space that only adds to the property's historic charm.







GARDENS & GROUNDS

The front gardens are beautifully formal in design, with an abundance of established roses, topiary and sweeping gravel pathways creating an impressive approach. A gateway set within a traditional wall provides access to the rear garden having a natural boundary of mature trees.

Lawns and further formal planting create a perfect backdrop to sit and enjoy the beautiful gardens and far-reaching countryside views, whilst a charming little bridge crosses the meandering river leading through to the paddock beyond. Access to the paddock is provided by a gate situated to the side of the property. Furthermore, the house includes a double garage with the benefit of a gardeners WC and additional parking to the side of the property.



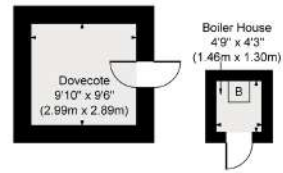


LOCATION

The property extends to approximately 4.08 acres and enjoys a wonderful setting within the desirable village of Checkley, surrounded by the beautiful Staffordshire countryside. The village offers a welcoming community, with two traditional pubs, a well-regarded primary school and an active village hall, while remaining conveniently placed for everyday amenities and excellent transport links. The nearby market town of Uttoxeter provides a wide range of shops, cafes, restaurants, and leisure facilities together with a popular racecourse and excellent schooling options. Further amenities can be found in Stafford and Derby both easily accessible by road while the historic towns and villages of the surrounding area offer a wealth of independent shops, pubs and places to explore. For the commuters, the property is ideally positioned for access to the region's major roadworks including the A50, A38 and M1 providing connections towards Derby Nottingham, Birmingham and beyond.

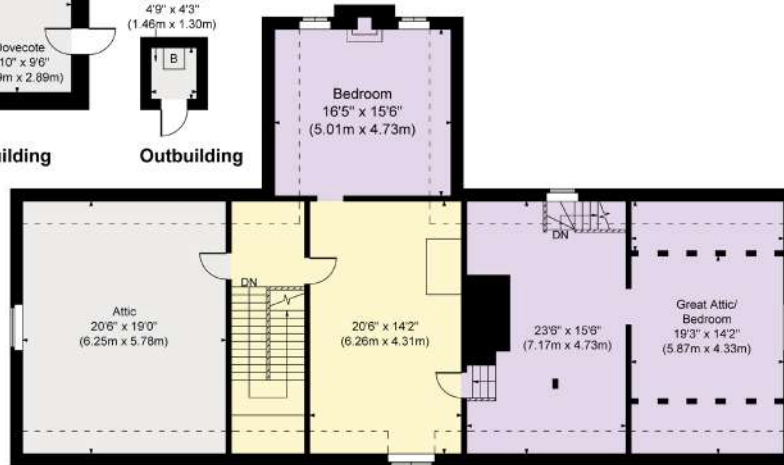






Outbuilding

Outbuilding



Second Floor



Rectory Farm, Church Lane, Checkley

Approximate Gross Internal Area

Main House = 604 sq.m/6503 sq.ft

Garage = 38 sq.m/413 sq.ft

Dovecote = 9 sq.m/93 sq.ft

Outbuilding = 2 sq.m/20 sq.ft

Total = 653 sq.m/7029 sq.ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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We would be delighted
to tell you more.

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