Flatts Farm, Balaams Lane, Hilderstone, Stone Staffordshire ST15 8RH

Tinsley Garner
independent property expertise

Flatts Farm is a lovely Georgian farmhouse in a discreet location in the heart of mid Staffordshire with a 2 bedroom detached barn. The property has been sympathetically restored by the current owners to create a stylish, functional family home which retains its period charm whilst catering for every requirement of twenty-first century living. The accommodation is both spacious and flexible with the added bonus of a self-contained detached 2 bed barn located within a courtyard setting which has been converted and suitable for either extended family or holiday letting. Offered for sale with no upward chain.

Main House Accommodation

Ground Floor
Welcoming hallway with chequered pattern stone flagged floor and stairs to the first floor landing, door through to the dual aspect home office. The hall leads through to a fabulous open plan breakfast kitchen which in turn leads through to the orangery creating a fabulous space for living, dining & entertaining. The kitchen is handcrafted by George Frederick Cabinet Makers featuring traditional style painted cabinet doors complemented by oak block work surfaces and matching central island with breakfast bar. Chimney breast with Aga shelf and inset range cooker. Separate utility room and cloakroom with WC.

Double doors lead off the kitchen to the spacious dual aspect drawing room with period style stone fireplace and wood burning stove, French doors to the garden and internal doors leading through to the orangery which is of traditional design with wooden frame, a lantern roof and bi-fold doors opening to the gardens.

The adjoining oak frame glazed snug creates a link through to an extension to the to the main house, ideal for anyone seeking slightly separate accommodation or a home office. Finished to a high standard in featuring open plan living space with room for a dining table, fitted kitchen with appliances complemented upstairs by a spacious double bedroom and en-suite bathroom featuring a roll top bath. Can be easily separated from the main house and used as an ideal holiday let.

First Floor
A turned staircase from the hallway leads to the first floor landing with side facing window providing plenty of natural light. Principal bedroom enjoying far reaching open views, built-in wardrobes and adjoining full en-suite bathroom with traditional style suite. There are two further double bedrooms and a stylish family bathroom with shower and roll top bath.

Orchard Barn
Orchard Barn is a self-contained detached barn featuring; sitting room with wood burning stove, fully fitted dining kitchen, cloakroom with WC, two bedrooms and bathroom. The property has French doors from the sitting room opening onto its own secluded patio and garden. Parking for the property is separate to that of the main house. Orchard Barn offers ideal accommodation for extended family use or holiday letting.

Outside
Flatts Farm is discreetly located on the edge of the hamlet of Moss Gate,approached over a well maintained private bridleway. The gardens are mainly lawn with west facing aspect enjoying uninterrupted views across Staffordshire towards The Wrekin in the distance. Circular driveway with ample parking together with a cobblestone courtyard at the side of the house. Additional land may be available to purchase by separate negotiation.

The Area
Flatts Farm is located in the rural hamlet of Moss Gate, mid way between the villages of Fulford and Hilderstone. The house is discreetly positioned in a leafy lane a little over a mile from Fulford, where there is a primary school, village hall and a popular local pub. Countryside walks in all directions are on the doorstep, Moddershall Oaks Health Spa is within a mile of the property and the thriving market town of Stone is approximately 4 miles away. Just over 7 miles away are the spectacular Trentham Gardens where 725 acres of natural beauty and award winning gardens lie in await of exploration, as is the glorious ancient woodland, a unique outdoor shopping village and regular events. Alton Towers the Staffordshire Moorlands and Peak District are within 30 minutes drive.

Minutes away from the A50 and within easy reach of the M6 and A500, the property is within easy commuting distance of The Potteries, Stone and Stafford. Stafford railway station- 11.5 miles, direct train to Euston in 76 minutes, Stoke on Trent railway station-8.1 miles direct train to Euston 91 minutes, M6 Junction 14- 8 Miles . Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.

General Information
Service; Mains gas, electricity, water & drainage.

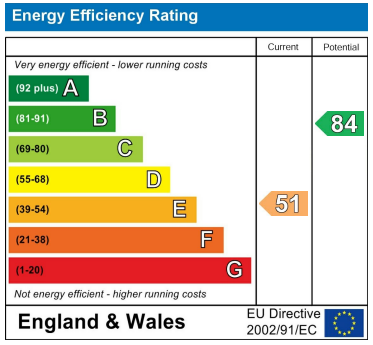
Council Tax Band F

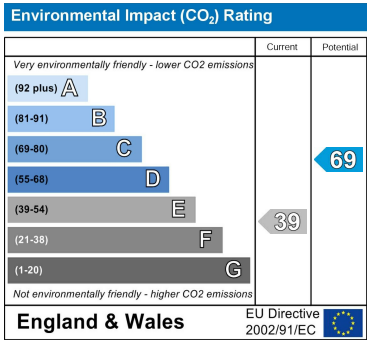
what3words location jaunts.continued.canny

Freehold Asking Price offers over £1,000,000

For sale by private treaty, subject to contract.
Vacant possession on completion

Flatts Farm, Balaams Lane, Hilderstone
Approximate Gross Internal Area
Main House = 259 sq.m/2787 sq.ft
Barn = 61 sq.m/557 sq.ft
Total = 320 sq.m/3344 sq.ft





HOT BATH 6d
TOWEL & SOAP EXTRA

The Market House Mill Street Stone ST15 8BA 01785 811800

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