

# Leese Hill Farm

Leese Hill, Kingstone, Uttoxeter, ST14 8QT

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£1,095,000

Absolutely delightful equestrian property comprising a traditional Staffordshire farmhouse occupying a fabulous plot extending to approx. 5.45 acre in total incorporating gardens with adjoining paddocks, stabling & outbuildings, situated in a highly regarded rural but convenient area enjoying privacy & far-reaching views.

Viewing and consideration of this majestic Staffordshire farmhouse is imperative whether searching for an equestrian property or smallholding, combining a wonderful family sized home which is presented and appointed to an excellent standard with versatile outside space including gardens, level paddocks suitable for horses or livestock, stabling and useful versatile outbuildings. In total extending to approximately 5.45 acres, enjoying peace and tranquillity with some far-reaching views. For sale with the added advantage of having no upwards chain.

This country home provides well-proportioned accommodation set over three floors which retains a wealth of original character and features, remodelled and appointed to suit modern living including ample ground floor space and a hugely impressive extended living kitchen, double bedrooms (two ensuite), and a contemporary family bathroom.

Outside, there are four stables adjacent to the property, plus a useful feed store/outbuilding, a yard providing parking for numerous vehicles including space for a horsebox or trailer, an attached carport and an additional adjoining outbuilding providing useful storage or the potential to convert to an annexe/home office (subject to obtaining the necessary planning permission).

Situated on the rural edge of the highly sought-after village of Kingstone, within easy reach of its amenities including The Shrewsbury Arms public house and restaurant, the Talbot First School, active village hall, playground and St John The Baptist Church, countryside walks and hacking, plus Kingstone Golf Club. Uttoxeter town centre is only approximately 4.5 miles away, a 10 minute drive, with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent, and the towns of Stafford and Stone also within easy commutable distance

A traditional brick and tiled porch with a timber and part glazed entrance door opens to the hallway, where a wide staircase rises to the first floor with a useful understairs cupboard, and hardwood latch doors lead to the extended ground floor accommodation providing a wonderful flow for daily family life and entertaining.

The spacious dual aspect living room has been expanded to provide a useful study/music area depending on your needs, having a lovely beamed ceiling and focal chimney breast with a log burner set on a natural slate hearth. On the opposite side of the hallway is delightful dining room, also having a feature beamed ceiling and a focal chimney breast with a contemporary log burner set on a natural slate hearth.

Linking the living room and dining room is the hugely impressive living kitchen which has been extended to provide the real heart of the home, immersed in natural light provided by the double glazed lantern skylight, two rear facing windows and wide double glazed bi-fold patio doors opening to the outside entertaining space and stables, reflected by the lovely tiled floor. There is an extensive range of shaker style units with a matching island and granite worksurfaces, an inset sink unit set below one of the windows, a focal Aga range stove with a glazed splashback, and fully integrated appliances including a dishwasher, fridge, freezer, wine cooler, washing machine and tumble dryer.

A door leads to a lobby where a part glazed door leads outside, and a further door leads to the refitted guest WC, which has period style two-piece suite, wall panelling and dual aspect windows. Positioned to the rear of the home is a hallway which provides access to the parking area with a canopy porch, and a useful storeroom ideal for storing/drying off your outdoor kit or tack.

To the first floor, the landing has a wide staircase rising to the second floor and latch doors leading to two spacious double bedrooms, both front facing, enjoying magnificent views over the paddocks and countryside beyond, plus painted beams and fitted wardrobes. The master bedroom benefits from an ensuite shower room which has a white three-piece suite incorporating a walk-in cubicle with an electric shower over. The fitted family bathroom has a contemporary white four-piece suite incorporating both a feature standalone bath positioned below the window allowing you to have a well-deserved soak while looking over the surrounding countryside, and a separate double shower cubicle. Lastly, there is a useful walk-in airing cupboard/box room.

The second floor landing has built-in storage in the eaves, and latch doors leading to two further double bedrooms, each having painted beams and enjoying far reaching views. Bedroom three benefits from an ensuite bathroom having a white three-piece suite, with bedroom four having fitted storage/hanging space in the eaves.

Outside, to the front of the home is a south facing garden laid to lawn with well stocked borders containing established shrubs and young trees, enjoying a good degree of privacy and views over the adjoining paddocks. A pair of timber five-bar roadside gates open to the gravelled driveway providing parking for several vehicles. Adjacent to the living kitchen bi-fold patio doors is a stoned patio which provides a lovely seating and entertaining area, with well stocked beds containing a variety of shrubs and plants.

There is a block paved hardstanding in front of the four stables, each with light, and an adjoining secure feed/tack room which has power and light. A timber five-bar gate opens to the paddock which can easily be divided into separate sections depending on your needs (either by electric fences or more permanent post and rail fencing), enclosed by stock fencing with two thirds having a mature hedge behind the stock netting, and benefitting from independent road access. There is a further smaller paddock adjoining the front garden which also benefits from independent roadside access.

To the rear of the property, a pair of timber five-bar gates open to the yard which provides secure parking for numerous vehicles including a horsebox and/or cattle trailers, with an attached double carport and a useful adjoining outbuilding – currently used for general storage but providing potential to be converted in an home office or ancillary accommodation (subject to obtaining the necessary planning permission).

**What3words:** ///scale.uppermost.prosper

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Agents notes:** The property is on three Land Registry Titles.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Two driveways

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private septic tank

**Heating:** LPG central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08052026











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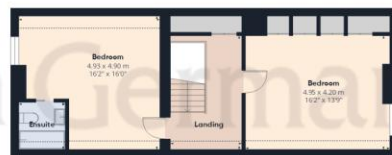
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

395 m<sup>2</sup>

4252 ft<sup>2</sup>

Balconies and terraces

2.4 m<sup>2</sup>

26 ft<sup>2</sup>

Reduced headroom

6.1 m<sup>2</sup>

65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Agents' Notes**

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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