Hollywood Farmhouse

Hollywood, Stone, ST15 8RB



Majestic former farmhouse currently in the process of extensive renovation allowing the opportunity to have significant input to its final finish and specification, occupying a good sized south facing plot extending to over 0.6 acre with far reaching views.

Guide Price £799,995 - £825,000



John German

Already re-roofed with retained Staffordshire blue tiles and repointed, viewing and consideration of this extremely attractive 1800's former farmhouse is essential to appreciate the opportunity to 'partner' alongside the current developer to finish, spec and complete to your individual wishes, with the result being a hugely impressive 'new home in an old shell'. Providing well-proportioned and planned, balanced family sized accommodation set over three floors (plus a cellar) occupying a good-sized plot with its south facing garden enjoying far reaching views over the surrounding farmland and countryside.

Set back from Uttoxeter Road and forming part of an exclusive development with attractive traditional barn conversions behind, on the rural outskirts of the highly regarded and sought-after canal town of Stone. Situated approximately just over a mile from the town centre with its wide range of amenities including public house and restaurants, coffee houses and bars, schools, leisure centre, independent shops and supermarkets including a Marks & Spencer Food Hall. The towns of Uttoxeter and Stafford are both within easy commutable distance, with the close-by A51 an A34 dual carriageway providing excellent transport links to the surroundings and to the M6 motorway. Stone Railway Station is approximately a 10 minute drive away with connections to London.

PLEASE NOTE – THE INTERNAL PHOTOS ARE CGI'S ILLUSTRATING A LIKELY FINISH OF THE PROPERTY

Accommodation
The spacious ground floor accommodation is centred around the lovely reception hall with its Minton floor, with the heart of the home being the semi-open plan living dining kitchen which extends to the full depth of the home, plus further reception rooms. The first-floor landing has stairs rising to the second-floor accommodation comprising generously sized bedrooms which could all accommodate ensuite facilities depending on your household's needs, though current plans provide only the master with such facilities, plus a family bathroom. On the second floor there are two versatile double bedrooms which could be utilised as an impressive master suite or alternatively a great independent space for teenagers.

Refurbishment details/specification

Internally
•All external walls having been upgraded & insulated
•All walls newly plastered, ceilings the same
•New staircases, painted timber balusters, oak handrails, painted newels
•New internal doors – the specification allows for £100 per door including furniture & can be to the client's choice
•Moulded skirting & architraves
•New LPG gas fired central heating system. White radiators with thermostatic valves, chrome towel rails in bathrooms, cloaks etc. System boiler with large stored hot water cylinder
•Fully rewired throughout with downlights & pendant fittings. Extractor ventilation to bathrooms & kitchen
•Starlink equipment provided allowing the client to make their registration & use for internet connectivity
•4-Piece family bathroom with bath & separate double shower, taps & shower valve, shower screen. Allowance for these fittings to be £2000. Tiles & trims have an allowance of £30 / sq.m
•Master ensuite to include a large double shower, basin, pedestal, WC & exposed cistern, taps & shower valve. Tiling as per family bathroom, allowances as per family bathroom
•Cloakroom (ground floor WC) to include basin, pedestal, WC & exposed cistern with taps. Splashback to basin included. Allowance for fittings to be £600
•Fully decorated on completion – emulsion to walls & ceilings, eggshell to woodwork. Allowance is for 2 colours throughout with white ceilings, all to client choice
•New kitchen, worktops, sinks & taps (buyer's choices with an allowance of £10,000 for supply only – fitting costs included)
•New injection DPC system and timber treatment warranties are available
•Works fully inspected by Cannock & Stafford Building Control Department
•There is a predicted EPC rating "C" which is a result of the upgrading works & far higher than any typical character period property would achieve

Externally

•Fully re-roofed retaining the original Staffordshire Blue clay plain tiles
•New Velux rooflights
•New external roof joinery – Barge boards, fascia etc replaced in new timber
•New gutter & downpipes using cast iron look alike products for a maintenance free lifespan
•All brickwork having been cleaned, repaired and repointed using traditional lime mortar
•New uPVC flush casement high-performance double-glazed windows & doors
•Entire new drainage system to include a private treatment plant for sole use of the property
•Extensive remodelled garden with existing hedges, trees retained and new fencing as appropriate. New parking areas, patio, paving
•New timber & oak framed double carport with power supply

The 'new home' will sit in a plot which extends to over 0.6 acre, approached from a gravelled access from Uttoxeter Road, with a driveway providing off road parking for numerous vehicles and space for the oak framed double carport. The south facing garden will provide a blank canvas to landscape to best suit your requirements, enjoying the magnificent views over the surrounding farmland and Staffordshire countryside.

Work has commenced and completion is expected in late Spring/Summer 2027.

Please note – We are advised there may be a small annual charge of less than £300 for the maintenance of any shared access.

What3words: ///directors.beginning.leaps

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & carport
Electricity supply: Mains
Water supply: Mains
Sewerage: Private drainage
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: TBC / Tax Band TBC
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02112026

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AWAITING EPC MEDIA

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