



Hatherlow  
Stockton Brook | Staffordshire Moorlands | ST9 9NH

 FINE & COUNTRY

# HATHERLOW

---



*A substantial and beautifully appointed five-bedroom Victorian villa, arranged over three floors and offering four bathrooms, multiple reception rooms, and exceptional storage throughout.*



The house combines period craftsmanship with carefully considered modern interventions, resulting in a home of both character and practical family living. Ceiling heights are generous throughout, and natural light flows effortlessly through the property via large sash windows and thoughtfully introduced skylights.

A particularly rare and charming feature is the original Victorian servants' bell system, still in working order - an unusual surviving detail that speaks to the home's heritage and authenticity.

# ACCOMMODATION

---

## Ground Floor

The ground floor has been thoughtfully designed to balance grand entertaining with the warmth and practicality needed for everyday family life. The current owners speak fondly of how naturally the house flows, with each room offering its own atmosphere while still feeling connected through the central reception hall. This impressive entrance immediately establishes the character of the home, with its wide staircase, skylight above and original oak herringbone flooring creating a striking first impression. Tucked beside the staircase, a charming reading nook introduces a softer, more intimate moment within the space, adding warmth and personality to the heart of the home

The drawing room has long been a favourite space for quieter evenings and hosting guests alike, appreciated for its rich oak panelling, feature fireplace and beautiful natural light from dual aspect windows and French doors leading towards the garden. In contrast, the sitting room offers a more relaxed setting, where views across the gardens and the warmth of the fireplace create a cosy yet elegant family space.

The dining room introduces another layer to the ground floor, providing a timeless setting for family dinners, celebrations and entertaining. With its bay sash windows, upholstered window seat, feature fireplace and original mahogany flooring, it feels both elegant and welcoming in equal measure.

At the heart of the home sits the kitchen and family living area, a space the owners describe as being central to daily life for decades. Designed to encourage gathering, cooking and conversation, it combines traditional features such as the Aga and Butler's Pantry with a light-filled extension added in 2006, creating a seamless connection between the interior and gardens beyond. The pantry itself remains one of the home's most practical and cherished features, providing exceptional storage rarely found in modern homes.

The ground floor also benefits from a beautifully crafted cloakroom, utility area and excellent built in storage throughout, reflecting the level of detail and practicality carefully considered across the entire home.





# Seller Insight

“ This has been more than just a house to us, it has been our home for nearly four decades. It's where family life has unfolded, where our children have grown, and where countless memories have been made in every room and corner of the garden. From quiet mornings filled with light through the windows to gatherings with family and friends, this house has always felt full of warmth and life. It has been lovingly cared for and thoughtfully shaped over the years, and while it is incredibly hard to let go, we hope the next family will find the same joy, comfort, and sense of belonging that we have been so fortunate to experience here.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











# ACCOMMODATION

---

## First Floor

The first floor continues the sense of space, character and practicality found throughout the home, with the current owners carefully shaping each room to feel both individual and functional for family life. The landing itself has been designed with excellent built in storage, something the owners have always valued as part of the home's effortless practicality.

The principal bedroom enjoys a particularly elegant feel, with its distinctive five sided bay window, stained glass detailing and dual aspect outlook allowing natural light to move beautifully through the room throughout the day. The owners have always appreciated how calm and private this space feels despite the scale of the home. Its accompanying en-suite has been thoughtfully designed with fully tiled finishes and fitted storage.

The additional bedrooms each offer their own character and flexibility. Bedroom two benefits from large south facing sash windows, while bedroom three retains strong period personality through original style detailing and bespoke fitted furniture crafted by the Cornes family cabinet makers. Bedroom four has proven particularly versatile over the years, functioning both as a bedroom and workspace thanks to its triple aspect outlook and L shaped balcony overlooking the gardens.

The family bathroom and additional shower room have both been carefully modernised while remaining sympathetic to the character of the property, combining high quality fittings with generous storage and natural light. Together, the first floor delivers exceptional flexibility for family living while maintaining the warmth and individuality that defines the home.

## Second Floor

The second floor provides a wonderfully versatile and characterful space, filled with natural light and enjoying far reaching views across the Caldon Canal valley. The current owners have adapted this level throughout the years to suit changing family life, appreciating both its flexibility and sense of separation from the main living accommodation below.

Built-in beds, integrated shelving, extensive eaves storage and sliding doors allow the space to function in a variety of ways, whether as additional bedrooms, studio space or a recreational retreat. Large Velux windows and the original sash window further enhance the bright and airy feel, while walk in loft areas provide exceptional practicality and future potential.









# OUTSIDE

---

The gardens and setting have been just as cherished as the home itself, carefully designed to create a sense of privacy, space and connection to the surrounding landscape. Approached via the exclusive Amber Court private road, the property immediately establishes a feeling of arrival through its gated entrance, substantial driveway and striking Victorian frontage.

The south facing gardens wrap beautifully around the home, combining split level lawns, mature planting, York stone pathways and multiple seating areas that the current owners have enjoyed throughout every season. Whether entertaining outdoors, spending quiet mornings overlooking the gardens or simply appreciating the surrounding greenery, the outdoor space has always played an important role in daily life here.

A substantial double garage with electric roller doors sits alongside the home, while above, a fully converted upper level provides an excellent home office filled with natural light, offering flexibility for modern working or additional lifestyle space.









## LOCATION

---

Positioned at the gateway to the Staffordshire Moorlands, the property balances countryside living with excellent convenience. Endon offers a strong sense of community alongside everyday amenities, well regarded schools, local cafés, restaurants, golf and sports clubs, while the surrounding canal walks and open countryside place nature right on the doorstep. Excellent transport links also provide straightforward access to Stoke-on-Trent, Newcastle-under-Lyme, the M6 and direct rail connections to London.





# INFORMATION

---

## Services, Utilities & Property Information

Utilities - Mains Water, Main Electric, Mains Gas, Mains Sewerage

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 2000 Mbps and highest available upload speed 2000 Mbps Ultrafast Openreach FTTP. We advise you to check with your provider.

Special Note – Rights of way, easements, and restrictive covenants apply, please contact the agent for further information.

Tenure – Freehold

Directions - Postcode: ST9 9NH / what3words///chip.sonic.boomed

**Local Authority:** Staffordshire Moorlands District Council & Staffordshire County Council  
Council Tax Band: F

## Viewing Arrangements

Strictly via the vendors sole agent at Fine & Country Staffordshire  
Chenille Wood on M:+44 (0)7585 495 779 Tel: +44 (0)1785 338585

## Website

For more information visit at Fine & Country Staffordshire <https://www.fineandcountry.co.uk/sheffield-estate-agents>

## Opening Hours:

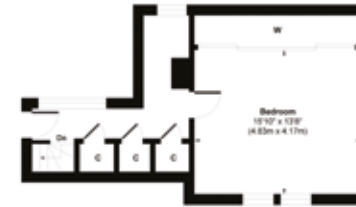
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



**First Floor**  
Approximate Floor Area  
1235 sq ft  
(114.74 sq m)



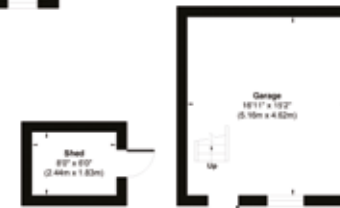
**Second Floor**  
Approximate Floor Area  
403 sq ft  
(37.44 sq m)



**Ground Floor**  
Approximate Floor Area  
1709 sq ft  
(158.77 sq m)



**Garage - First Floor**  
Approximate Floor Area  
159 sq ft  
(14.77 sq m)



**Outbuilding**  
Approximate Floor Area  
45 sq ft  
(4.45 sq m)

**Garage - Ground Floor**  
Approximate Floor Area  
257 sq ft  
(23.88 sq m)

**Approx. Gross Internal Floor Area 3811 sq. ft / 354.06 sq. m (Including Garage & Outbuilding)**

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



**CHENILLE WOOD**

PARTNER AGENT

Fine & Country Stratford-upon-Avon

T: +44 (0) 7585 495 779

E: [chenille.wood@fineandcountry.com](mailto:chenille.wood@fineandcountry.com)

YOU CAN FOLLOW ON



*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)

Fine & Country Stratford-upon-Avon  
Elizabeth Court, Church Street, Stratford-upon-Avon, Warwickshire, CV37 6HB  
01789 332600 | stratford@fineandcountry.com

