



£475,000

3 Bedroom Detached House for sale
Birchfields Moss Gate, Hilderstone, Stone



EweMove
SALES AND LETTINGS



Overview

A rare opportunity to acquire a versatile countryside property with charm, land, and future potential in equal measure.



Key Features

- 1.56 Acres of Land Including Paddocks with Stock Proof Fencing
- Ideal Set-up for Small Holding
- Livestock Barn only 15 years old
- Rural Setting
- Gated Access
- Mains Gas
- Recently Installed Shower Room
- Bright living spaces including lounge, dining area, and conservatory









Nestled in the peaceful countryside of Hilderstone, this delightful three-bedroom detached home offers an increasingly rare opportunity to enjoy rural living with space, privacy, and exciting future potential.

Set within approximately 1.6 acres, the property is approached via a private driveway, opening to a generous plot that immediately conveys a sense of tranquillity and seclusion. The grounds include well-maintained paddocks and a substantial barn, making it ideally suited for those with equestrian interests, smallholding ambitions, or simply a desire for space and versatility.

Inside, the home is both welcoming and practical. A bright and spacious lounge provides the perfect setting for relaxing or entertaining, with large windows allowing natural light to pour in and frame views of the surrounding greenery. The adjoining dining area connects seamlessly to the kitchen, creating a sociable layout well suited to modern family life. The kitchen itself is well-appointed, with direct access to a conservatory that offers an additional living space overlooking the garden.

Upstairs, the property features three well-proportioned double bedrooms, each offering comfortable accommodation and pleasant outlooks. A recently installed, contemporary shower room adds a touch of modern convenience and style.

What truly sets this property apart is its scope for further development and expansion. With ample land and existing outbuildings, there is significant potential for extension and reconfiguration, allowing buyers to tailor the property to their specific needs and aspirations.

Whether you are seeking a peaceful countryside home, a property with equestrian facilities, or a residence with long-term development potential, this unique offering delivers on all fronts.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)



Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Septic Tank

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: TBA

Council Tax rating: E

We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £35 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.

Lounge

19' 2" x 12' 11" (5.85m x 3.95m)

Dining Area

12' 7" x 12' 3" (3.85m x 3.75m)

Kitchen

11' 5" x 8' 6" (3.50m x 2.60m)

Study

9' 8" x 6' 10" (2.95m x 2.10m)

Conservatory

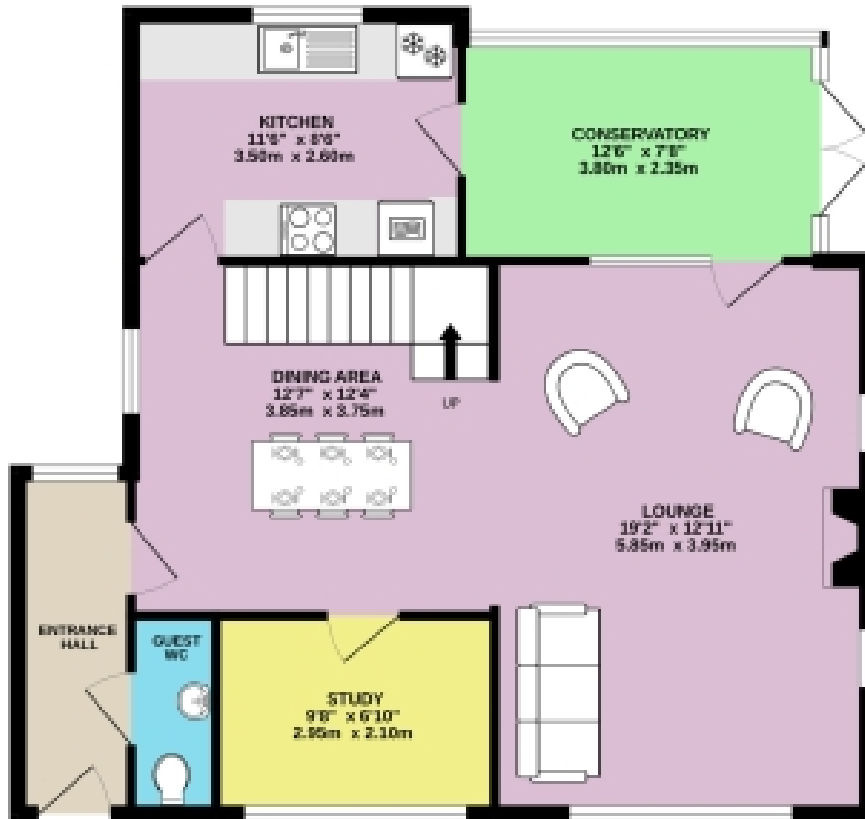
12' 5" x 7' 8" (3.80m x 2.35m)

Bedroom 1

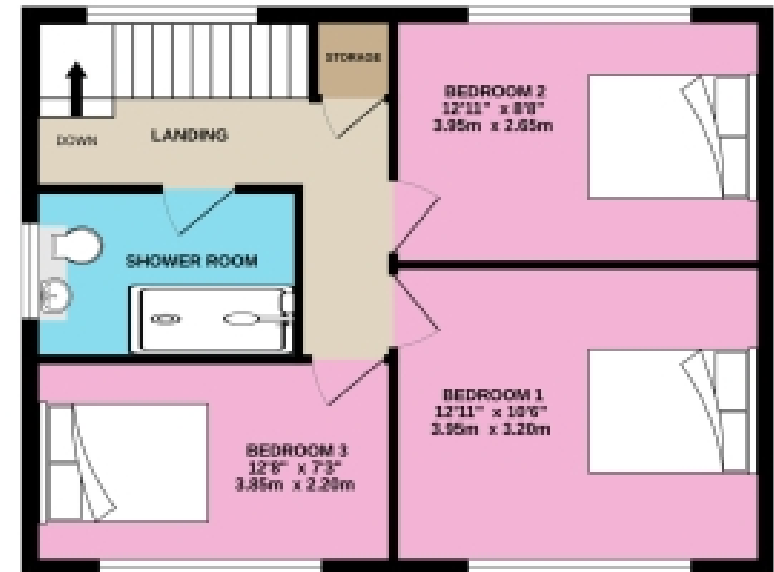
12' 11" x 10' 5" (3.95m x 3.20m)

Floorplans

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 sq.m.) approx.

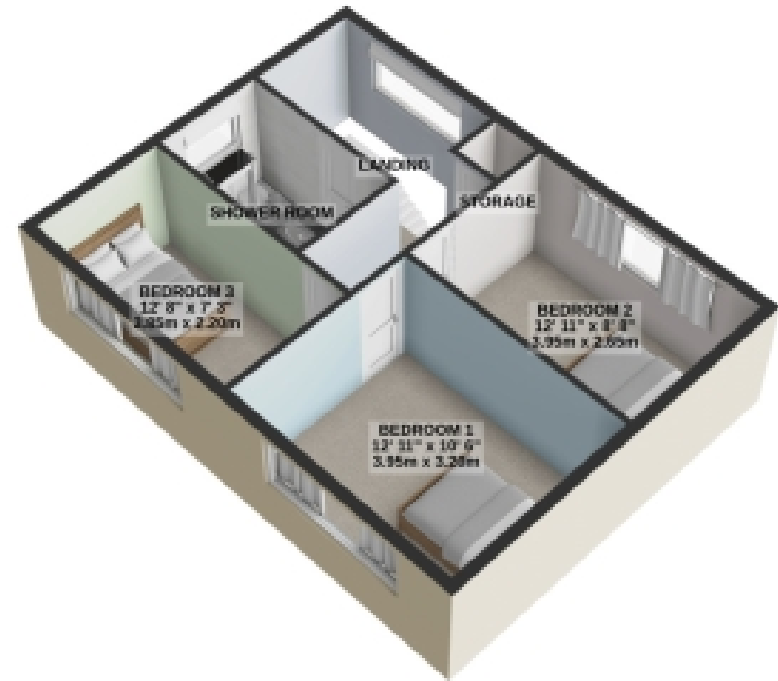
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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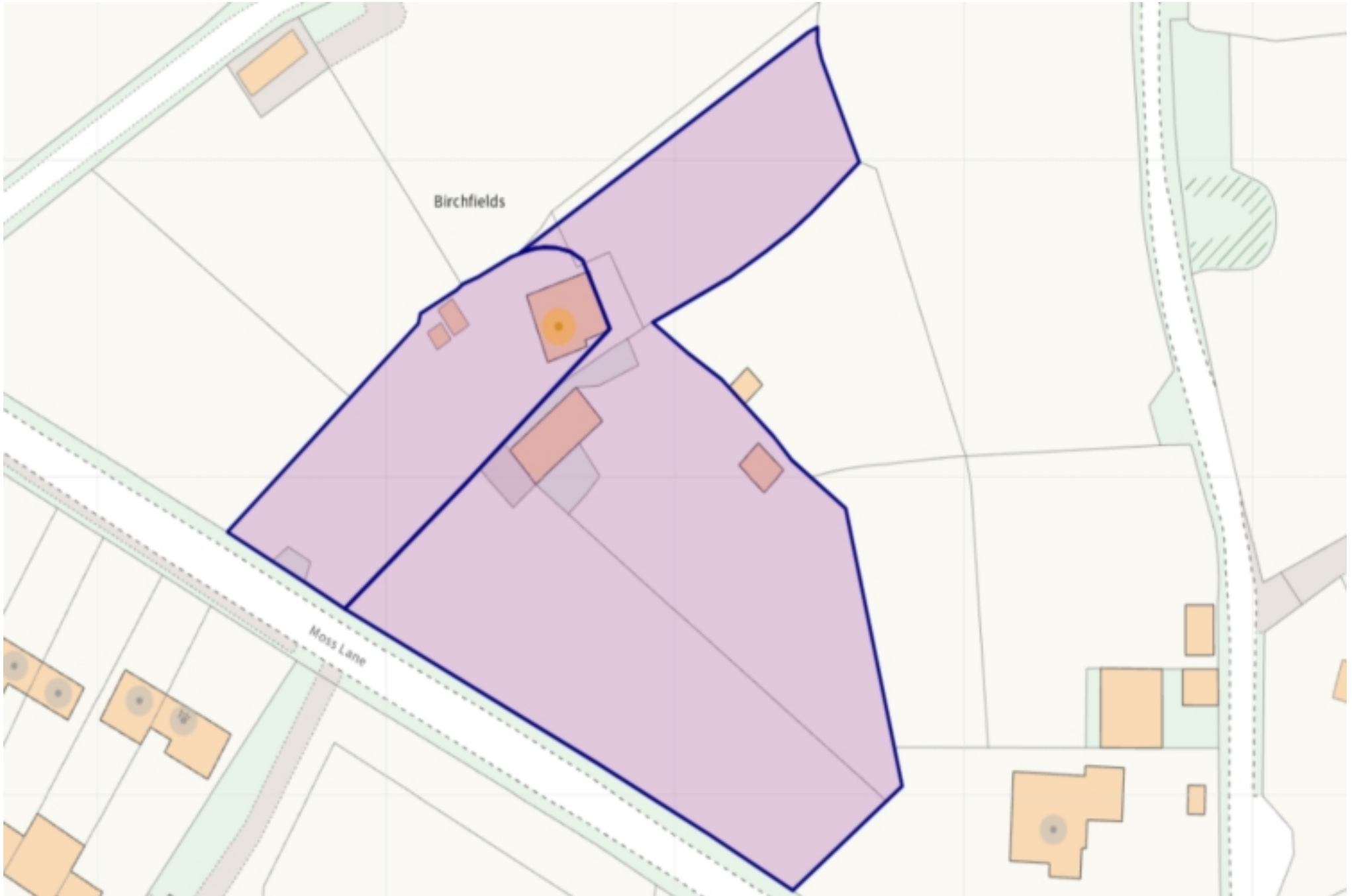


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Floorplans



EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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