



- A Superb Approx. 13.5 Acre Equestrian Property
- Spacious, Detached Four/Five Bedroom Home with Equestrian Condition of Occupancy
- Outstanding Range of Facilities including Stabling, Tack Rooms, Feed Stores and Rug Room
  - Lunge Area, Manège and Paddock Grazing
- Beautiful Rural Location with Access to Bridleways

REF AR7404

## GENERAL AND SITUATION

Approximate Distances:

Uttoxeter 4 miles • Stafford 13 miles • Burton 15 miles • Derby 24 miles

Close proximity to A50

A spacious detached four/five bedroom equestrian home (EOC) set in approx. 13.5 acres, with an excellent range of facilities suitable for the professional rider, in a popular village location with access to bridlevays.

A beautifully located detached, spacious four/five bedroom family home (with EOC) having no immediate neighbours. The property is set in approx. 13.5 acres and offers a fabulous range of first-class equestrian facilities suitable for a professional rider. These include covered stable yards with a total of twenty-four stables, as well as tack, feed and rug rooms, restroom, useful loft area/store and office, a fantastic c. 60m x 30 m manège with Combi Ride surface and a lunge pen. There is ample space for parking and space for horse box/ trailer parking.

The property has been utilised as a family home for multi-generational living by the owners, as a base for their dressage horses and as a small-scale livery yard. It is only for sale now due to retirement and downsizing. The yard has, in the past, been very successfully run as a larger scale livery business.

The property is within easy reach of many of the local competition venues including Field House Equestrian Centre, Eland Lodge, South View Equestrian, Beaver Hall and Hargate Equestrian to name a few.

The property is located on the outskirts of the village of Kingstone, which has a junior school, village hall, pub and church. The nearby town of Uttoxeter offers a good range of amenities and shopping facilities. The cities of Derby and Stafford are easily accessed and provide a full range of services.

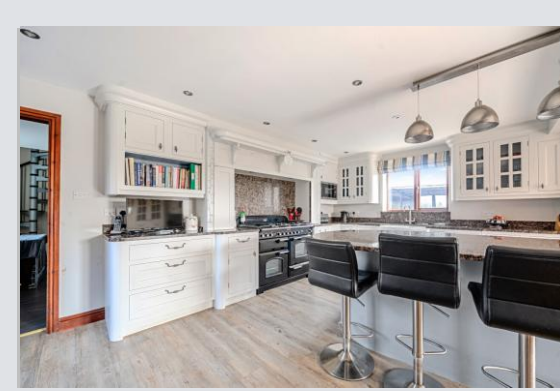
\*\* Interested parties should note that the residence was built subject to an **Equestrian Condition of Occupancy** which states the following: "The occupation of the dwelling shall be limited to a person solely or mainly working for Kingstone Equestrian Centre, Potts Lane and any resident dependants".

## THE RESIDENCE

An attractive and spacious four/five bedroom home with double glazing and LPG gas fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An **Entrance Porch** leads into a **Hallway** with stairs rising to the first floor.

The spacious and open-plan **Kitchen/Dining Room** is a real hub of this home, with dual aspect windows as well as double patio doors leading to outside, and wooden style Kardean flooring. It is fitted with an extensive range of built-in base and wall units with granite work tops with matching central island with breakfast bar, as well as display cabinets and fitted wine rack. Appliances comprise integral dishwasher, microwave, Rangemaster cooker, Belfast double bowl sink with drainer and mixer tap and space and plumbing for an American-style fridge freezer. There is space for large, formal dining table, as well as a settee to the far end, with a log burner situated in the corner.





A door leads into large **Boot/Dog Room** with a door to outside, spiral staircase off to first floor snug, built-in fridge freezer and a range of wall and base mounted units which are mostly floor to ceiling with some overhead cupboards, rolled edge work surfaces and tiled flooring. There is a fitted coat hanging space and a door off to **Guest WC** with a wash hand basin, WC, tiled flooring, space and plumbing for a washing machine and space for tumble drier.

Also leading off the **Hallway** which has Karndean flooring there is a **Cloak Room** with tiled flooring, storage and coat hanging space leading on to a **Separate WC** with wash hand basin with tiled splash back.

The **Main Reception Room** is a beautiful, spacious family room, with focal point of the room being the log burner, with brick fire surround, wooden mantle above and slate hearth. There is Karndean flooring and a door leading out to the gardens, and an archway opening into the **Study** which is a flexible space with Karndean flooring and looks out over the garden.

To the **First Floor** the **Landing** gives access to **Four Good Sized Bedrooms** and a **Family Bathroom**.

The **Principal Bedroom** is spacious and has an **Ensuite Bathroom** fitted with a bath with shower over and shower screen, wash hand basin in vanity unit and WC, with tiled flooring and part tiled walls. Off the bedroom there is also a **Snug Area**, which could be used as an **Occasional Bedroom /Nursery** and has spiral stairs leading down to the **Boot Room**.

The **Second Bedroom** has an **Ensuite** comprising large walk-in shower cubicle, wash hand basin with vanity storage cupboard below, WC, tiled flooring and useful contemporary style floor to ceiling storage cupboards.

**Bedroom Three** has a room off that would be ideal for use as a dressing room, walk in wardrobe or has potential for an **Ensuite**.

**Bedroom Four** is also a comfortable double room.

The **Family Bathroom** is fitted with a modern suite, comprising wash hand basin with vanity below, WC, bath and separate shower in cubicle. There is a cupboard housing the LPG gas boiler, tiled flooring, part tiled walls and a heated towel rail.



**RURAL SCENE**  
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## OUTSIDE, OUTBUILDINGS & LAND

The property is approached from a small country lane through a recessed splayed entrance, which is flanked by brick walls, with double timber gates giving access to a large gravel car parking/arrival yard. From the car park a gravelled path leads to the residence where there is a gravelled forecourt with a central circular paved display area.

There are pleasant lawns lying to the front and rear of the residence with recently erected timber fencing adjacent to the car park (which is secured for dogs) and a mature hedge along the lane. From the car park there is a spur drive leading around to the rear of the house, where there is a further private parking area and a **Detached Double Garage** with twin up and over doors and side pedestrian door. Adjoining the house is an External WC with WC, wash hand basin and hand dryer (utilised by the liveries).

## EQUESTRIAN FACILITIES

There are the following equestrian facilities, with approximate sizes:

**Barn** of block and timber construction under corrugated roof, concrete base, light and power supplies, incorporating:

**Section One** 29'8 x 29'7 (c.9m x 9m) currently housing **Three Large Loose Boxes** with rubber matting (available by separate negotiation) which are used as private stables by the vendor.

**Tack Room One** 15' x 7'4 (c.4.6m x 2.2m) with secure door

**Tack Room Two** 21'6 x 14'9 (c.6.6m x 4.5m)

**Foaling Box** 14'5 x 12' (c.4.4m x 3.6m)

Adjoining **Barn One** are the following:

**Hay Store** 31' x 15' (c.9.2m x 4.6m)

**Feed Room** 14'6 x 9'6 (c.4.4m x 2.9m) fitted worksurfaces

**Rest Room** 19'7 x 14'7 (c.6m x 4.4m) windows overlooking the arena, built-in storage cupboards, worksurfaces, sink, plumbing for washing machine and tiled flooring.

**Rug Room** 29'7 x 15' (c.8.9m x 4.6m) secure door to main tack room, steps leading up to **Two Large Useful Lofts** with windows with office room off which has laminate flooring .

**Covered Stable Yard** with **Ten Stables** with storage and water supply.

**Covered Stable Yard** steel stanchions with block walls and Yorkshire boarding, corrugated roof, concrete base, light, power and water supplies incorporating:

**Ten Loose Boxes** each approx. 12' x 12' (c.3.6m x 3.6m) five to each side of the barn

**Two Tack Rooms** 17'10 x 7'8 (c.5.4m x 2.3m)

**Space For Lorry Storage** etc.

**Open Fronted Store** 82' x 20'8 (c.25m x 6.3m) and adjoining **Lockable Storage Area**

**Horse Wash Off Area** concrete pad with central drain.



**Circular Lunging Arena** c.16m diameter with woodchip surface

**Manège** c.60m x 30m, floodlit, post and railed surround, sand/Combi-Ride/rubber surface.

Nb mirrors are available by separate negotiation.

**The Land** adjoins the property mainly to the front and side and comprises fairly level or very gently sloping pastureland with mature boundary hedges. It has been subdivided internally with mains electric fencing, to provide convenient sized paddocks with mains water supply to field troughs.

**IN ALL APPROX. 13.5 ACRES  
(About 5.5 Hectares)**



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

EAST STAFFORDSHIRE BOROUGH COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold    **ENERGY RATING C**  
**COUNCIL TAX BAND E**

## DIRECTIONS

Travelling north on the A518 from Stafford towards Uttoxeter, having crossed over the A51, continue on the A518 passing through Stowe By Chartley and Lower Loxley. After a further mile, at the top of the hill turn right signposted Manor Golf Club. Proceed along this road and take the second left turn into a small country lane. Kingstone Equestrian Centre will be found after just under half a mile on the left-hand side.

what3words /// overdrive.unravel.rural

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