

Darlaston Grange Farm Yarnfield Lane, Stone, Staffordshire, ST15 0NE

Tinsley Garner
independent property expertise





The Property

Darlaston Grange Farm is a beautiful re-imagination of a traditional red brick Georgian Farmhouse in a rural setting to the West of Stone, seemingly miles from anywhere and yet just a little over a mile from Stone town centre. The property has been lovingly restored and is converted into 3 self-contained units comprising; the main farmhouse together with two adjoining cottages, in total providing 11 bedrooms. Ideally suited to a variety of uses but perfect for multi-generation occupation, holiday accommodation or as a family home with two income producing rental units. In total, the properties combined offer over 6,000 sq ft of living space set in approximately 2.7 acres of garden and paddock.

Darlaston Grange Farmhouse

This beautifully renovated Georgian three storey farmhouse forms the centrepiece of this small development. The property retains many of its original features offering oodles of living accommodation comprising; entrance hall with fabulous Minton mosaic tile floor, sitting room, lounge with wood burning stove, large open plan dining kitchen and separate boot room / utility space. The living accommodation is complemented by equally commodious bedroom accommodation arranged over the first and second floors comprising 6 double bedrooms four of which have en-suite shower rooms and a luxurious family bathroom. In addition there are two attic rooms above the kitchen which are converted for ancillary use. Large front garden and paddock at the front of the house which leads down to Yarnfield Lane. The area of land extends to approximately 2.7 acres.

Farm Cottage

Three storey self-contained cottage which is located to the rear of the farmhouse. Beautifully restored retaining many original features offering spacious accommodation arranged over three floors. Comprises; Sitting room with exposed beams and inglenook fireplace with wood burning stove, adjoining dining area and open plan kitchen with an extensive range of Shaker style cabinets. First floor landing and two double bedrooms both of which have en-suite shower rooms. Second floor main bedroom with en-suite shower room. Outside space with walled garden to the front, side patio / garden and covered veranda to the rear. Reserved parking for several cars.

Garden Lodge

A characterful cottage located at the side of the main house with views across the gardens and adjoining farmland. Featuring; spacious entrance hall with double height ceiling and exposed beams, dual aspect sitting room with tall vaulted ceiling and part exposed A-frame, period fireplace with wood burning stove and French doors to the garden. Study with exposed brickwork to two walls and original bread oven still in-situ. Smart open plan kitchen / dining room with a range of painted shaker style cabinets and French doors opening to the gardens. Adjoining utility room which has plumbing in-situ to create a further bathroom if required. Upstairs there is a main bedroom with en-suite shower room, further double bedroom and separate shower room. Gardens to the front and side and reserved parking.









Outside
Darlaston Grange Farm is approached over a long drive leading from Yarnfield Lane, leading to a gravel parking area to the front and side of the properties. Each of the individual properties has its own private garden area, with The Farmhouse also enjoying the paddock at the front leading down to Yarnfield Lane.

The Area
Darlaston Grange is located 1 mile to the west of the market town of Stone, which is a popular and vibrant town with a wide range of amenities and well known for its friendly atmosphere, independent shops and regular events, monthly farmer's market and annual food & drink festival. Stone Golf Club and The Wayfarer pub / restaurant are within walking distance of the property.

Just over 4 miles along the A34 are the spectacular Trentham Gardens where 725 acres of natural beauty and award winning gardens lie in await of exploration, as is the glorious ancient woodland, a unique outdoor shopping village and regular events.

Minutes away from the A34 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.

General Information
Services; Mains water & electricity. Drainage is to two septic tank shared between the three properties.

Central Heating; Each of the properties has independent oil fired central heating.

Tenure; Freehold

Council Tax Band F

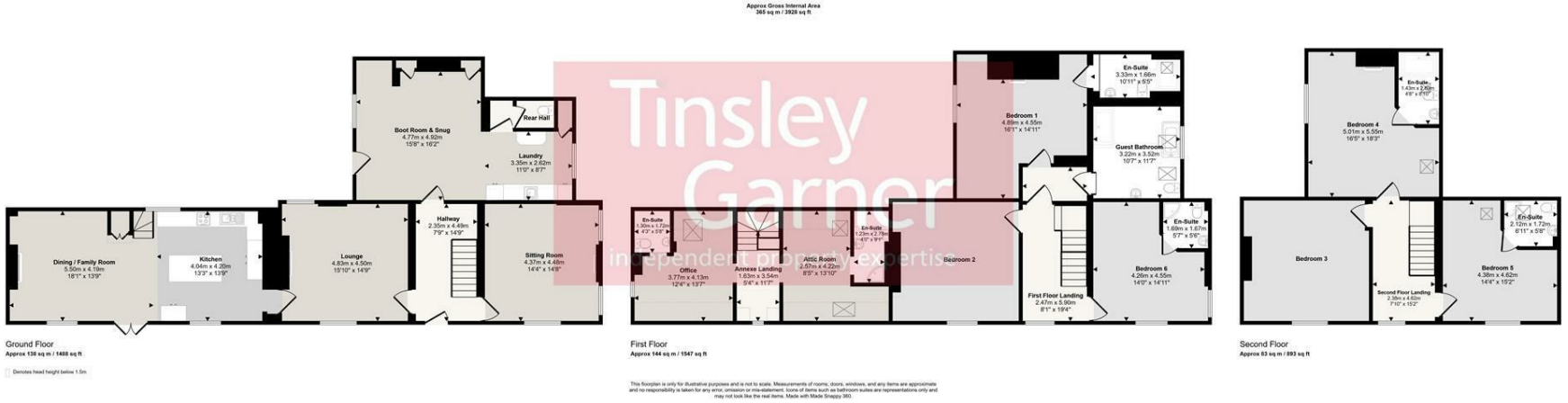
Viewing by appointment

Freehold asking price £1,850,000

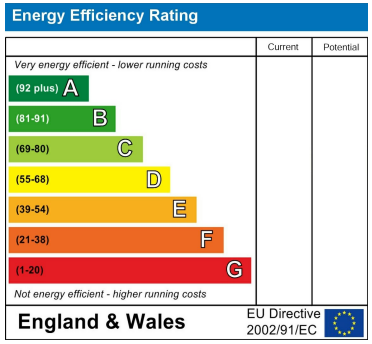
For sale by private treaty, subject to contract.
Vacant possession on completion

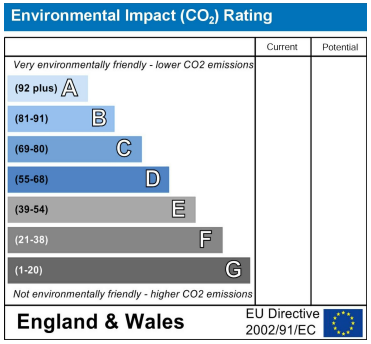






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