



Ivy House Farm  
Smithy Lane | Hixon | Stafford | Staffordshire | ST18 0PP

# IVY HOUSE FARM

*Ivy House Farm is a traditional Victorian detached residence, situated in the village of Hixon and within walking distance to the local shops and school. The accommodation comprises of 6/7 bedrooms, 3 bathrooms and 3 reception rooms. The gardens are child friendly, including a multitude of outbuildings as well as a double garage and space for off-road parking. In summary, this is a lovely spacious family home situated in a quiet location.*



# GROUND FLOOR

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On entering Ivy House Farm you start to appreciate the traditional features on display within this deceptively spacious property and family home. There are 2 reception rooms overlooking the front gardens with the sitting room having a pleasant balance of traditional features such as the exposed beamed ceiling and the log burner fireplace creating a cosy feel but complimented by the neutral décor. This styling is reflected in the living room with being larger giving more space and a great place to entertain family or friends offering exposed features on display. The living room leads through to the snug which again offers a cosy ambiance with the fireplace being the focal point of the room and in turn leads through to the kitchen and its modern look complimented by the neutral décor and a natural place to congregate for a coffee around the kitchen table. There is a very useful pantry and separate boot room off the kitchen and downstairs cloakroom off the entrance hall to complete the ground floor accommodation.





# SELLER INSIGHT

“ From the moment we first saw Ivy House Farm on Smithy Lane, Hixon, we knew it was the one. Its red brick façade, classic farmhouse charm, and generous proportions promised space, character and a place for family life to flourish – and it has not disappointed.

We have spent years making it a home that welcomes everyone. The seven bedrooms provide room for visitors, sleepovers, or a growing family, while the living room at the front has hosted everything from relaxed wine and cheese evenings to bustling children's birthday parties. The old farmhouse kitchen is perfect for Sunday lunches and festive gatherings, spilling out onto the garden when the weather allows. The snug, with its beamed ceiling, inglenook, and woodburner, is a cosy retreat, while three thoughtfully updated bathrooms, including a luxurious en suite with a roll-top bath and a shower room adjoining the second master suite, make daily life effortless. New Velux windows and secondary glazing keep the house bright and warm while preserving its historic character.

Outside, the garden wraps around the house, offering both tranquillity and space for fun. Summer barbecues around the chiminea, bouncy castles, trampolines and goal posts – there is room for it all. The courtyard at the back is magical in the evenings, perfect for entertaining, while the outbuildings and large garage provide practical storage for gym equipment, tools or hobbies.

Surrounded by fields and rolling hills, Ivy House Farm is peaceful yet perfectly placed: Stafford station makes commuting to London, Manchester or Liverpool straightforward, local schools are excellent and Keele University is nearby. Cannock Chase is just a short distance away for dog walks, cycling and countryside adventures.

We will miss this home deeply. It has been at the heart of our family life, full of laughter, celebrations, and quiet moments alike. Whoever moves in next will find not just a house, but a lifestyle – a space to grow, entertain and enjoy all the charm that makes Ivy House Farm so special.”\*

\* These comments are the personal views of the current owners 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.









# FIRST FLOOR

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The first floor like the ground floor is spacious light and airy and complimented by the neutral décor.

There are 4/5 bedrooms on this floor with an office depending on the layout you prefer and are presented to a high standard with the master benefiting of having its own ensuite facilities while the modern and spacious family bathroom caters for the remaining bedrooms.

## Second Floor

The second Floor has a further 2 bedrooms again which are comfortable double rooms and the benefit of a separate bathroom. All are naturally lite and complimented by the neutral décor.















# OUTSIDE

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The gardens to the side and rear of the property are mainly laid to lawn with a terrace area adjacent to the rear of the property with multiple outbuildings as well as a separate garage. To the side there is a substantial drive leading to the garage and offering parking for multiple vehicles.





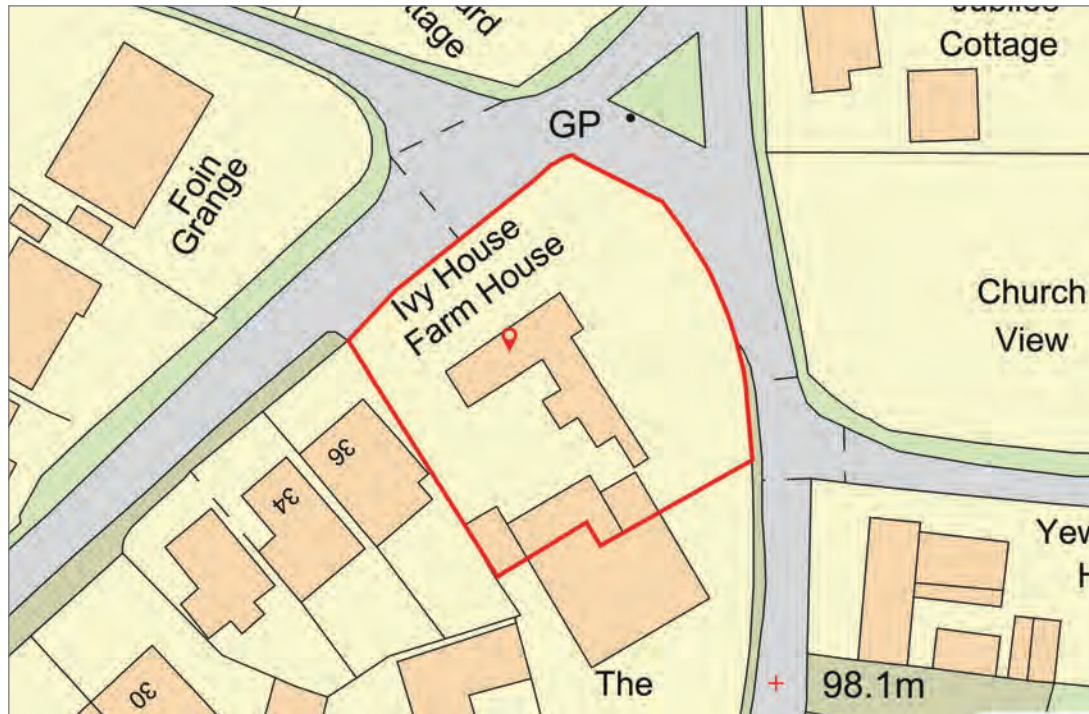
## LOCATION

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Ivy House Farm is situated in the village of Hixon close to the county town of Stafford and Cannock Chase National Park. Access to train stations is via Stafford, Rugeley Trent Valley and with easy reach to London within 1 hr 30 mins, Birmingham 30 mins and Manchester 1 hour.



# INFORMATION



## Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Staffordshire County Council & Stafford Borough Council

EPC Rating: D (Valid until 15 December 2035)

Grade II Listed Building

Property Construction: Standard (Brick and Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas Central

Broadband: FTTC Superfast Fibre Broadband connection available. We advise you to check with your provider.

Mobile signal/coverage - 4G/5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Double Garage and Driveway



## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

## Opening Hours:

Monday to Friday 8.00 am – 8pm

Saturday 9.00 am - 4.30 pm

Sunday 9.00am - 4pm

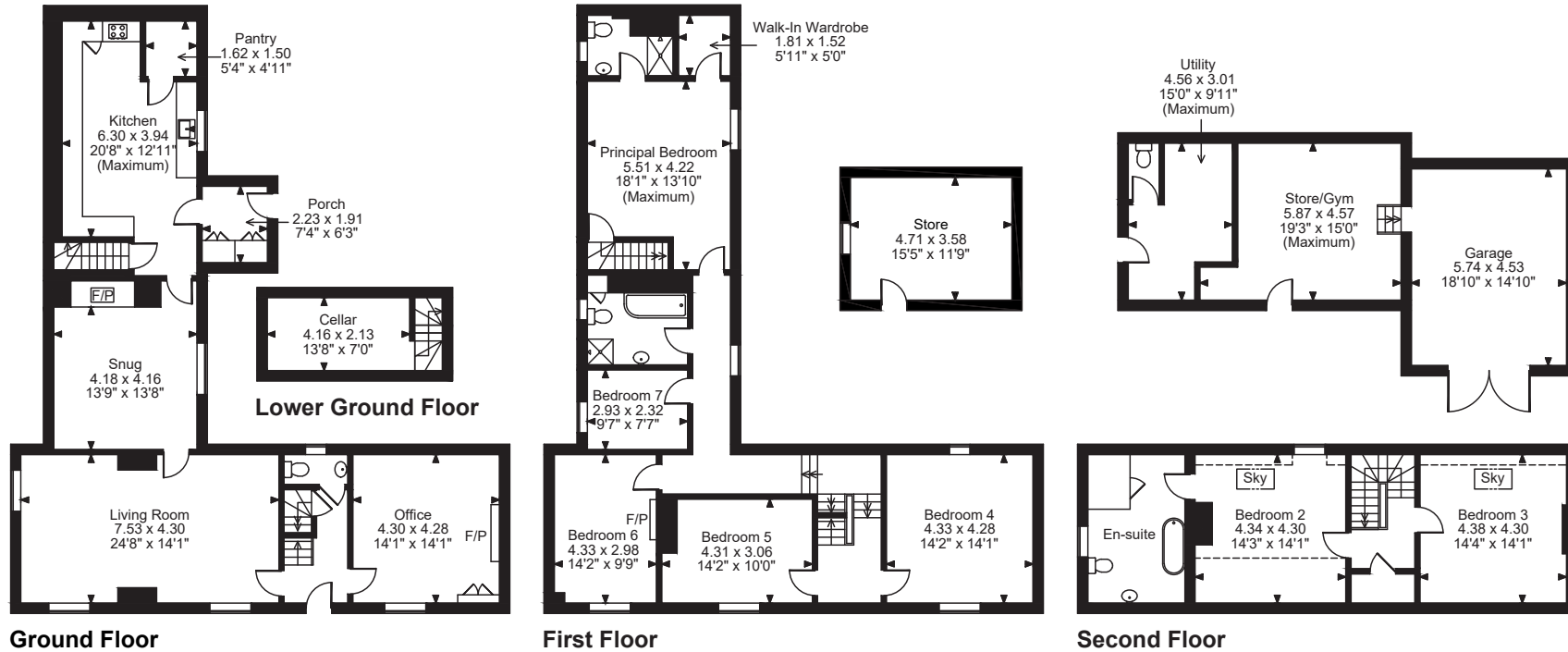
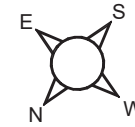
*Guide price* £800,000

Registered in England and Wales.

Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.

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Ivy House Farm Smithy Lane, Hixon, Stafford  
 Approximate Gross Internal Area  
 Main House = 3117 Sq Ft/290 Sq M  
 Garage & Store/Gym = 539 Sq Ft/50 Sq M  
 Utility & Store = 318 Sq Ft/30 Sq M  
 Total = 3974 Sq Ft/370 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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# FINE & COUNTRY

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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.

*We value the little things that make a home*



**KARL RUSK**

PARTNER AGENT

Fine & Country Staffordshire

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

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