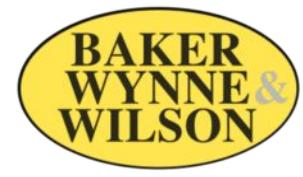




## Moss House Farm Eardley End Road, Bignall End

Guide Price £1,495,000



in association with



# Moss House Farm Eardley End Road

Bignal End, Stoke-On-Trent

A SUPERB DETACHED PERIOD COUNTRY HOUSE OF 4,500 SQUARE FEET WITH SCOPE FOR MULTI GENERATIONAL LIVING, A RANGE OF BUILDINGS WITH INCOME POTENTIAL, GARDENS, LARGE POOL AND LAND EXTENDING IN ALL TO ABOUT 8.25 ACRES IN A DELIGHTFUL LOCATION WITH FANTASTIC ELEVATED VIEWS

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Moss House Farm Eardley End  
Road**

Bignal End, Stoke-On-Trent



A SUPERB DETACHED PERIOD COUNTRY HOUSE OF 4,500 SQUARE FEET WITH SCOPE FOR MULTI GENERATIONAL LIVING, A RANGE OF BUILDINGS WITH INCOME POTENTIAL, GARDENS, LARGE POOL AND LAND EXTENDING IN ALL TO ABOUT 8.25 ACRES IN A DELIGHTFUL LOCATION WITH FANTASTIC ELEVATED VIEWS

#### SUMMARY

Reception Hall, Cloakroom, Sitting Room, Dining Hall, Living Room, Kitchen/Breakfast Room, Rear Entrance Hall, Cloakroom, Utility Room, Kitchen/Breakfast Room, Utility Room, Four Staircases, Master Bedroom with Ensuite Bathroom and Dressing Room, Bedroom No. 2 with Ensuite Shower Room and Dressing Room, Five further Bedrooms, Study, Bathroom, Shower Room, Oil Central Heating, uPVC Double Glazed Windows, Car Parking and Turning Area, Brick Range with Planning Permission for Three Holiday Lets, General Purpose Buildings, Long Driveway Approach, Gardens and a 5.5 Acre Field.

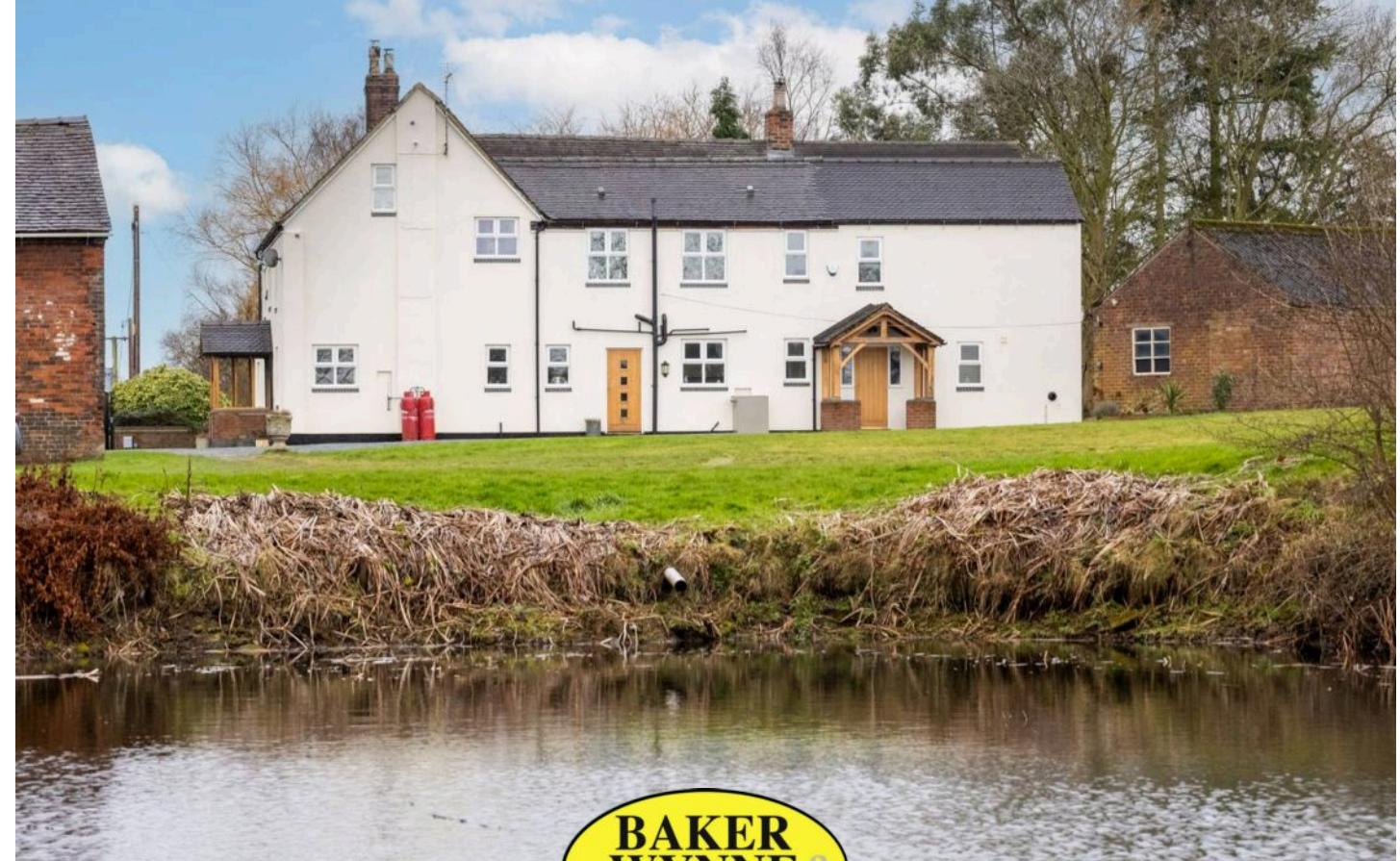
#### DESCRIPTION

Moss House Farm is an amazing detached country house approached over a long private drive, through electrically operated gates, to a large gravel car parking and turning area. Constructed of brick with rendered elevations beneath a tiled roof, the house is believed to date back to the early 1800's. It is a property that has been comprehensively renovated over the last twelve years and continually invested and enhanced in more recent years. Moss House Farm is ideal for those families looking for a multi generational living arrangement, a barn with income generating potential, or simply those who want a stunning location and the sense of their own space. With an excellent 5.5 acre field of pasture it would also be ideal for those with equestrian/hobby farming interests or have a love of outdoors and walking. Moss House Farm is a really well balanced property with a pleasing mix of buildings and land. The house extends to 4,500 square feet and lends itself to multi generational living.

#### GARDENS AND LAND

The landscaped gardens are a delight, have matured over the years and form a particular feature of Moss House Farm. They are extensively lawned with herbaceous borders, interesting woodland areas, specimen trees, raised borders, a large pond with stands, buddleia hedge and two flagged South West facing terraces with power and light. A five bar gate leads to the paddock and then to a field, in permanent pasture, to the West of the house. The field enjoys a wide frontage to the road, has







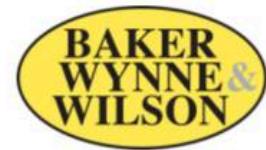
BAKER  
WYNNE &  
WILSON



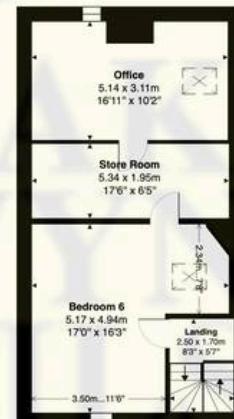


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**Ground Floor**  
Floor Area: 203.9 m<sup>2</sup> ... 2195 ft<sup>2</sup>



**Second Floor**  
Floor Area: 53.3 m<sup>2</sup> ... 574 ft<sup>2</sup>



**First Floor**  
Floor Area: 170.2 m<sup>2</sup> ... 1832 ft<sup>2</sup>



**Second Floor  
(Via Bedroom 2)**

MOSS HOUSE FARM, EARDLEY END ROAD, BIGNALL END, NEWCASTLE UNDER LYME, STAFFORDSHIRE, ST7 8NB

Main House Approximate Gross Internal Area: 442.5 m<sup>2</sup> ... 4763 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC 2026. Copyright.



## Baker Wynne & Wilson

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