



Willow Bank
Wilmore Hill Lane | Hopton | Staffordshire | ST18 0AW

WILLOW BANK

Willow Bank is an impressive and beautifully presented detached residence set within the village of Hopton, close to the county town of Stafford. Offering 4 bedrooms, 3 bathrooms and 3 reception rooms, the home enjoys an idyllic position with lovely views over open fields to the rear. With generous parking, flexible living spaces and a superb blend of modern comfort and rural tranquillity, Willow Bank is a deceptively spacious family home in a highly sought after village location.



GROUND FLOOR

Entering Willow Bank through the spacious hallway, the scale of the property becomes immediately apparent. The arch window draws natural light into the entrance space, creating a welcoming and airy feel. Off the hall is a W/C and a versatile office, ideal for home working or easily repurposed as an additional bedroom if required.

The open plan kitchen and dining area forms the heart of the home, centred around a contemporary island and enhanced by a skylight that brings in abundant natural light. A practical utility room sits just off the kitchen, providing useful separation before leading through to the conservatory.

The conservatory continues the open plan flow and offers lovely views across the rear gardens, creating an inviting space to relax or entertain.

The main reception room is generous in size, offering a comfortable space to relax by the fireplace. The bespoke media wall enhances the room further, creating a stylish focal point for everyday living.

A standout feature of Willow Bank is the substantial snooker room and adjoining gym, offering exceptional space and flexibility. The snooker room, complete with its own bar, provides an impressive entertainment area ideal for hosting and leisure.

The gym benefits from its own wet room, sauna and separate music room, and also enjoys access to an elevated balcony overlooking the rear gardens. Bi fold doors open directly onto a raised decking area with a hot tub and views across the gardens and fields beyond — a layout that naturally lends itself to a variety of future uses, including the possibility of creating an annexe.









SELLER INSIGHT

“Willow Bank has been our home since 2022, and from the moment we first viewed it, we could see its potential. What first drew us in was the location. We knew we wanted to stay in the area, and my husband had always dreamed of having a snooker room. Willow Bank ticked every box. Even though it needed a huge amount of work, something kept drawing us back, and we decided to take the leap.”

“Over the last few years, we’ve completely transformed the house from the ground up. We’ve poured our hearts into creating a home that reflects the way we love to live. We’ve added a snooker room, gym, wet room, sauna, beautiful outdoor decking and a hot tub overlooking the countryside. It’s incredible to look back and see just how much has changed. What was once a tired property has become a home we’re immensely proud of.”

“My husband’s favourite room is, without question, the snooker room. It has so much character, and it’s always the room that leaves the biggest impression on visitors. For me, it’s the gardens that make Willow Bank so special. The sense of peace and space is something you can’t easily find. The gardens are beautifully established and open onto breath taking views across the surrounding fields.”

“We carefully designed the outdoor spaces to make the most of the outlook. We even chose glass balustrades so nothing would interrupt those spectacular views. One of my favourite features is the pond. It brings such a feeling of tranquillity to the garden. Sitting outside, listening to the sound of the water while watching the fish glide by, is one of life’s simplest pleasures.”

“Throughout the seasons, the garden comes alive with wildlife and colour, making it feel like a true extension of the home.”

“Another thing we’ll miss enormously is the community. We have the loveliest neighbours, and the village itself is everything you could hope for, it’s beautiful, welcoming and surrounded by stunning countryside. People look out for one another, and the village hall gatherings are always full of friendly faces and a wonderful atmosphere. It’s the sort of place where you quickly feel at home.”

“Leaving Willow Bank is something we never imagined doing. If we could, we’d take this house with us. The only reason we’re moving is because we’re relocating. This has truly been our dream home. It’s a home that just keeps giving, and we know whoever lives here next will fall in love with it just as we did.”*

* 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

The first floor offers three well-presented bedrooms, including a master suite with en suite facilities and a private balcony overlooking the rear grounds and open fields. All bedrooms are comfortable doubles with a light, contemporary feel, served by a modern family bathroom.







OUTSIDE

The rear gardens are private and enjoy outstanding views over open countryside. They are mainly laid to lawn with mature shrubs and include a garden pond, adding interest and character to the outdoor space. The raised decking area — accessed directly from the gym — provides a superb leisure space with a hot tub enjoying elevated views over the gardens and fields beyond. At the rear of the property there is also a boiler room providing useful additional storage and housing the main heating system.

To the front, a substantial driveway leads to the double garage, providing ample off-road parking for multiple vehicles. Adjacent to the garage is a substantial storeroom / workshop, ideal for storage or hobby use, with a through access door leading directly into the rear gardens.









LOCATION

Willow Bank is situated in the village of Hopton, close to Stafford. The area offers excellent transport links, with rail connections from Stafford providing access to London (approx. 1 hr 20 mins), Birmingham (approx. 30 mins) and Manchester (approx. 1 hour)..



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Stafford Borough Council & Staffordshire County Council

EPC Rating: E (Valid until 5 August 2036)

Property Construction: Standard (Brick/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Oil Fired Central Heating

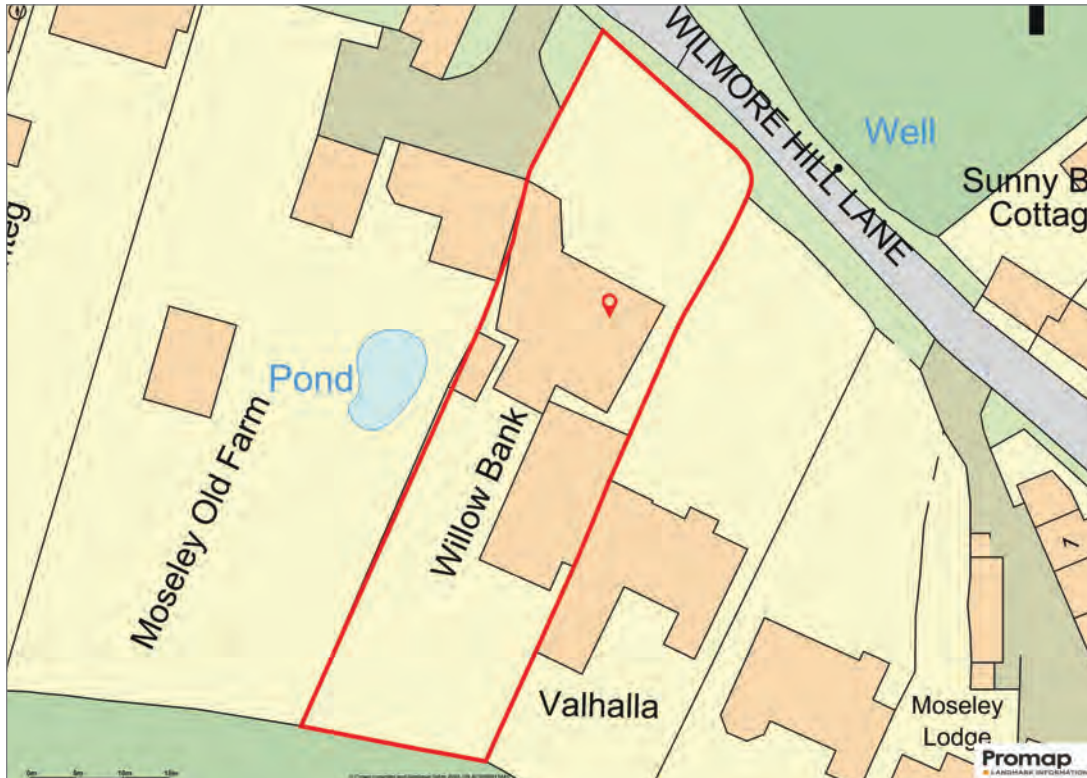
Broadband: FTTC / Superfast Fibre Broadband connection available. We advise you to check with your provider

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

Parking: Garage, Driveway and Off Road Parking spaces

Special Notes: The land is subject to rights reserved by a conveyance of the land in this title (free passage of pipes, drains and sewers, light or air)

Total Internal Floor Area: 4097 sq. ft



Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on +44(0)1785 338 585

<https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours

Monday to Friday	8.00 am – 8pm
Saturday	9.00 am – 4.30pm
Sunday	9.00 am – 4pm

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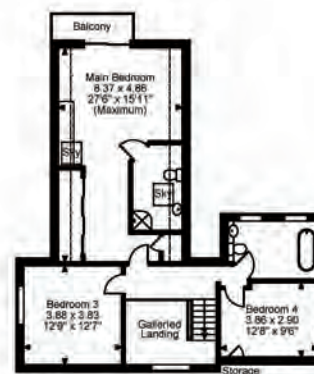
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Willow Bank Wilmore Hill Lane, Hopton, Stafford
Approximate Gross Internal Area
Main House = 4097 Sq Ft/381 Sq M
Garage & Store Room = 812 Sq Ft/75 Sq M
Balcony external area = 35 Sq Ft/3 Sq M
Total = 4909 Sq Ft/456 Sq M
Quoted Area Excludes 'External Hot Tub'



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	52 E	
21-38	F		
1-20	G		



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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

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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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