



Whittington Farm
Whittington | Croxton | Stafford | Staffordshire | ST21 6QD

 FINE & COUNTRY

WHITTINGTON FARM



Whittington Farm is an imposing detached well-presented period property situated in the popular hamlet of Whittington and approximately 15 minutes' drive from Eccleshall. The accommodation includes 5 bedrooms 3 bathrooms and 4 receptions, with a separate detached 2-bedroom annexe and outbuildings with full equestrian facilities sitting in approximately 9 acres of private grounds.



GROUND FLOOR

On entering Whittington Farm you appreciate the traditional features on show that retain the character of this lovely period residence. There are two main entrances to this property both with storm porches, one giving access directly to the kitchen or into the entrance hall where access to both the living room and dining room are easily accessible. Both have an abundance of character features including the exposed brick fireplace in the dining room which is ideal for formal entertaining complimented by the exposed beamed ceiling but maintaining a spacious and naturally lite ambiance.

The living room has an equally impressive fireplace again with its exposed brick on show complimented again by the character features with French doors leading to the gardens. Again, a spacious room but equally cosy for those cold winter nights in front of the fire. From the living room the home office/study is ideal for those home workers and slightly set away from the rest of the house so giving peace and quiet. The snug sits nicely off the living and boot room and again a quiet room to relax. The kitchen has an abundance of character features with its farmhouse styling and the focal point being the central island, a natural place to congregate with family or friends for those informal chats. A breakfast area sits off the kitchen itself and a further very useful utility room complete with tiled flooring as does the kitchen and breakfast area completes the downstairs accommodation. A downstairs cloakroom sits off the utility room.









SELLER INSIGHT

“When we first discovered Whittington Farm, it was a charming but timeworn former dairy farm, nestled in the heart of the countryside,” say the current owners. “We were drawn to its sense of history—the beams in the main house date back over 300 years—and the miles of scenic horse-riding lanes winding through the surrounding woodlands. It was a place where our twin daughters, then just three and a half, could grow up exploring in safety.”

Over the years, the owners have lovingly restored the property, carefully modernising while maintaining its character. “We took the tumbledown outbuildings back to their original brick and tile and created a cosy annex,” they say, “as well as building a garage with automatic doors, and adding a swimming pool. Our main lounge, with its beautiful inglenook fireplace, has always been a favourite spot, and the traditional bedroom fireplace brings a sense of comfort and history. Whittington Farm has been a perfect family home, filled with laughter and adventure.

“Outside, Whittington Farm was a wonderland for our children growing up here,” the owners continue. “They have enjoyed quadbike rides, cross-country courses, and treehouse adventures within the 10 acres of grounds. We have hosted everything from charity balls and to wedding receptions for our three daughters here—memories we will always treasure. Our equestrian facilities, including stabling for five horses, a menage, and the charming ‘haha’ that keeps horses contained without spoiling the view, have been a joy. What we shall miss most is the tranquillity—waking up to birdsong, enjoying the breathtaking views, and the lovely neighbours who made this place feel like a true community.”

Indeed, the setting of the property has much to recommend it, too. “We have the best of both countryside and convenience here,” the owners say. “The location, tucked away yet just a short drive from J14 and J15 of the M6, has made commuting easy, while schools in Loggerheads, Eccleshall, Stafford, and Newcastle provide excellent educational options, making Whittington Farm an ideal family base.”*

* 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 in keeping with the ground floor is spacious and light with an ambiance of traditional character features and period style living. The bedrooms of which there are 5 double bedrooms are well presented with neutral décor and naturally lite. The master bedroom and bedroom 2 have their own en-suite facilities as well as the family bathroom complimenting the remaining 3 bedrooms. All are equally well presented.









ANNEXE

The Annexe is situated over 2 floors and has 2 double bedrooms on the first floor with the master having an en-suite shower room as well as a separate family bathroom. The ground floor like the first floor is well presented throughout and has a modern fitted kitchen as well as separate reception room. This would make an ideal independent child's accommodation or utilised for guest accommodation.





OUTSIDE

The grounds sit in approximately 9 acres of land with a variety of different sections with lawned areas and patio to the rear of the property. An outdoor pool is perfect for those hot summer days as well as paddock and equestrian facilities for the keen horse rider. There is also a further barn which has seen better days and is ripe for further development. The gardens have also a large pond towards the front boundary and there is a long drive to the front of the house offering plenty of off-road parking and garaging facilities.







LOCATION

Whittington Farm is situated in the hamlet of Whittington and in easy driving reach to the market town of Eccleshall and the county town of Stafford. The nearest railway station is Stafford offering access to London in approximately 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION

Services, Utilities

Air Source Heat Pump
Mains Electricity
Mains Water
Drainage via Septic Tank & Sewerage Treatment Plant
Solar Panels (Owned Outright)
Mobile Phone Coverage – Some 4G and 5G availability. We advise you to check this with your provider.
Broadband Availability – Fibre Broadband available at the property. Vendors use 'Starlink' which they will leave for the new owners, if they decide to choose. A monthly subscription will be required.
Tenure – Freehold

Local Authority:

Staffordshire County Council & Stafford Borough Council

Council Tax Band: G

Viewing Arrangements

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

Opening Hours:

Monday to Friday - 8.00 am – 8pm
Saturday - 8.00 am – 8pm
Sunday – 8.00am- 8pm



Offers over £1,750,000

Whittington Farm Whittington, Croxton, Stafford

Approximate Gross Internal Area

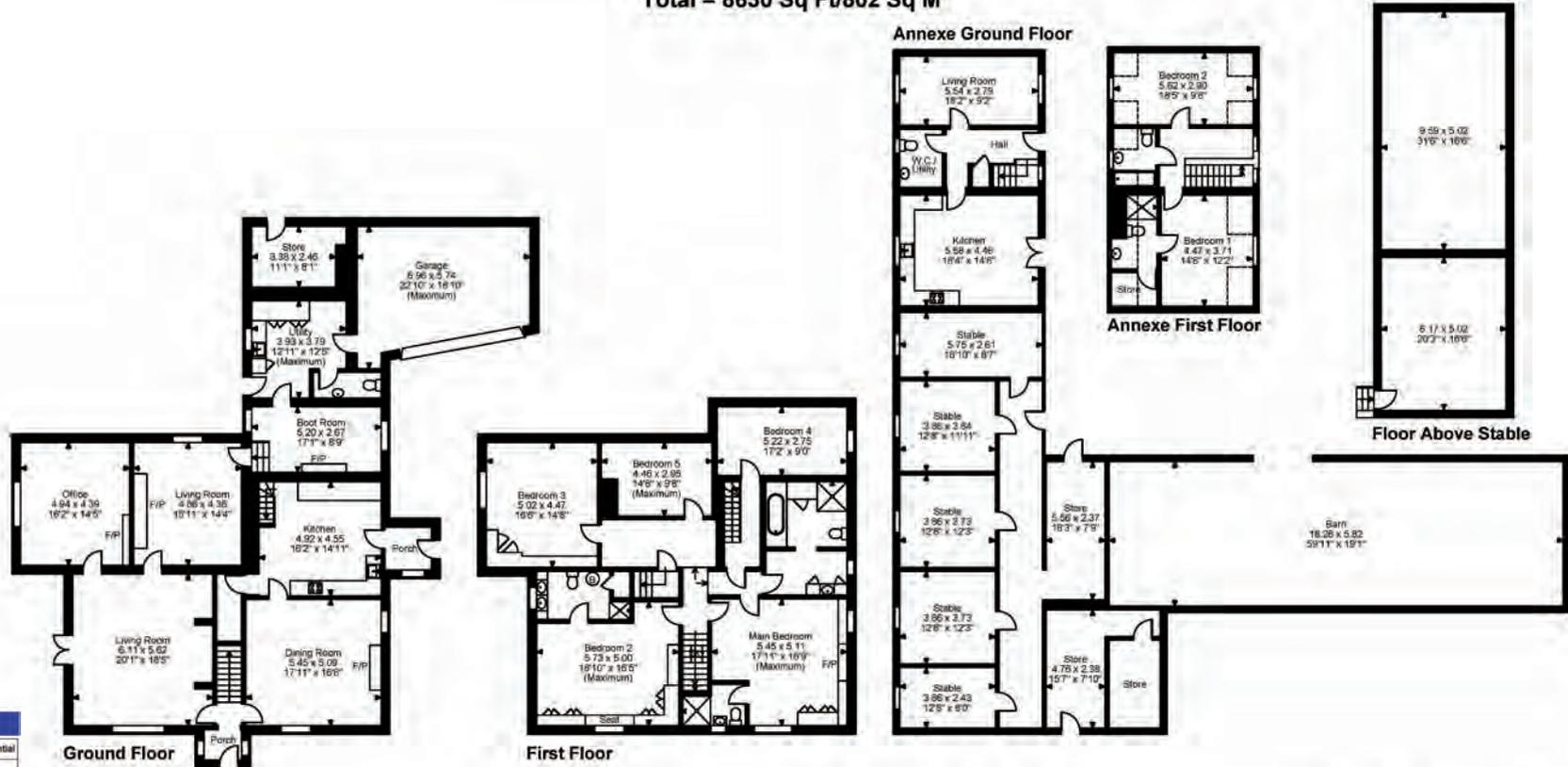
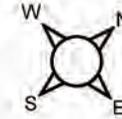
Main House = 3661 Sq Ft/340 Sq M

Garage = 353 Sq Ft/33 Sq M

Outbuildings = 3559 Sq Ft/331 Sq M

Annexe = 1057 Sq Ft/98 Sq M

Total = 8630 Sq Ft/802 Sq M

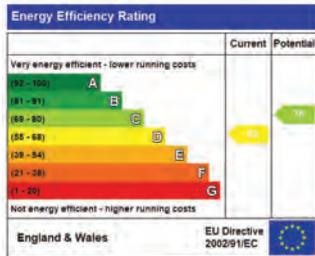


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The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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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

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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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