Whittaker & Biggs Est. 1930
Rostons Group







Holly Oak Farm Gratton, Near Endon, Stoke-On-Trent, ST9 9AN

£660,000

- Characterful Three Bedroom Country Home
- Including A Substantial Open-Sided Barn & Detached Double Garage
- Scope To Reconfigure Existing Ground Floor Layout (Subject To Permissions)
- Approx. 1.53 Acres Including A 1.21 Acre Paddock
- Exceptionally Pretty Wraparound Formal Gardens With Ornamental Pond
- Featuring A Cellar Which Is Externally Accessed
- Set Within The Picturesque Rural Setting Of Gratton
- Open Plan Lounge/ Dining Room With Brick Fireplace
- Generous Off-Road Parking

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Holly Oak Farm Gratton, Stoke-On-Trent ST9 9AN

Set amidst truly beautiful, established gardens and grounds, Holly Oak Farm is a characterful three-bedroom country home enjoying an idyllic rural setting within the picturesque Gratton Village. Approached from a quiet country lane via its own private driveway, the property occupies approximately 1.53 acres in total, incorporating magnificent formal gardens together with an adjoining paddock extending to approximately 1.21 acres, a substantial agricultural building and detached double garage.

3 1 3 E

Council Tax Band: E





The setting is undoubtedly one of Holly Oak Farm's defining features. The house sits wonderfully within its plot, surrounded by exceptionally pretty wraparound gardens which have clearly been lovingly established and tended over many years. Sweeping lawns are framed by an abundance of mature trees, Meandering pathways lead through different areas of the grounds.

A delightful ornamental pond with water lilies creates another beautiful focal point, complemented by a covered garden seating area from which to sit and enjoy the surroundings. Mature trees provide natural screening and privacy, whilst glimpses towards the neighbouring fields reinforce the property's peaceful rural atmosphere. It is a garden that feels wonderfully established and secluded, yet has plenty of open lawn and usable space.

Beyond the formal gardens lies the adjoining paddock of approximately 1.21 acres, Together with the substantial open-fronted agricultural building, detached double garage and generous parking, this creates an appealing proposition for purchasers seeking a country lifestyle, additional land or smallholding potential.

Holly Oak Farm retains an abundance of individual character and now presents an exciting opportunity for its next owner to sympathetically enhance the property whilst preserving everything that makes it so distinctive.

Internally, original and character features include the traditional entrance porch and hallway, exposed ceiling timbers, leaded glazing and a striking circular feature window overlooking the gardens. The generous open-plan lounge/dining room is a particularly characterful space, featuring a substantial brick fireplace with a recently installed multi-fuel stove, together with a walk-in bay window enjoying views towards the surrounding countryside.

The existing layout also provides considerable scope for a purchaser to reimagine the ground floor. The kitchen directly adjoins the study/family room, presenting the potential to combine the two and create a substantial open-plan dining kitchen/family room, subject to the necessary structural requirements and consents, whilst retaining the separate open-plan lounge/dining room.

An additional feature is the cellar, which is presently accessed externally. There is also a concealed internal entrance beneath the existing floor covering which is not currently accessible, potentially allowing internal access to be reinstated in the future, subject to further investigation and any necessary works.

Three bedrooms and the family bathroom occupy the first floor, with attractive outlooks towards the gardens and neighbouring fields adding to the property's rural appeal.

Full of warmth, character and possibility, Holly Oak Farm offers much more than a traditional country home. The combination of its breathtaking established gardens, approximately 1.53-acre holding, 1.21-acre paddock, outbuildings and peaceful setting within Gratton Village creates an increasingly rare opportunity, with further potential to reconfigure or extend the existing accommodation, subject to the necessary planning permissions and consents.

Entrance Porch
Having a UPVC double glazed front entrance door with decorative glazed panel and original Minton tiled floor.

Entrance Hall
Having a UPVC double glazed arched window to the side aspect, radiator and original front entrance door.

Open Plan Lounge/Diner
overall measurement into bay: 28'9"

Dining Area
13'0" x 13'1"
Having a UPVC double glazed leaded window to the front aspect, radiator, exposed beams to ceiling and wall light points. Opening through into:

Lounge
15'10" into bay x 12'5"
An impressive bay-fronted reception room having exposed beams to ceiling, picture rail and feature brick fireplace with inset multi-fuel cast-iron stove set upon a tiled hearth. Circular feature window to the side aspect and UPVC double glazed walk-in bay window enjoying views over the adjacent fields. Radiator.

Study/Family Room
12'2" x 10'11"
Having a UPVC double glazed window to the rear aspect, radiator and exposed beams to ceiling. Stairs off to the first-floor landing. Door to:

Ground Floor Cloaks
Having a low-level WC and wash hand basin, tiled floor and splashback, together with a UPVC double glazed obscured window to the front aspect.

Boot Room
9'4" x 8'8"
Of UPVC and brick construction with windows to the rear and side aspects and glazed rear entrance door. Laminate-effect tiled flooring and oil-fired central heating boiler. Glazed stable-style door giving access to the kitchen.

Kitchen
8'3" x 12'3"
Having a range of fitted wall, base and drawer units with complementary work surfaces incorporating a one-and-a-half bowl single drainer stainless steel sink unit with mixer tap over. Plumbing for washing machine and space for fridge/freezer. Space for a dining table and chairs.

Integral electric combination oven and grill with separate oven, ceramic hob and extractor fan over. UPVC double glazed window to the side aspect, exposed beams to ceiling and tile-effect laminate flooring.

First Floor

Bedroom Two
9'2" x 10'10"
Having a UPVC double glazed leaded window to the rear aspect enjoying views over the adjacent fields, recessed LED lighting, radiator and access to loft space.

Inner Landing
Giving access to Bedrooms One and Three and the family bathroom.

Family Bathroom
12'7" maximum x 7'3"
Please note the room is irregular in shape. Having a suite comprising low-level WC, wash hand basin set within a vanity storage unit, inset tiled bath and separate fully enclosed shower cubicle with electric shower. Radiator, extractor fan and leaded obscured double glazed window to the side aspect.

Bedroom Three

8'5" x 12'3"

Accessed via steps down from the landing and having dual-aspect UPVC double glazed windows overlooking the rear and side gardens and adjoining land. Radiator and built-in storage/linen cupboard also housing the hot water cylinder.

Bedroom One

14'9" into bay x 12'6"

An impressive bay-fronted principal bedroom having a walk-in UPVC double glazed bay window to the front aspect enjoying views over the adjacent fields. Additional UPVC double glazed leaded window to the side aspect, radiator and access to loft space.

Farm Building / Tractor Store

44'7" x 19'11"

Having a concrete base with timber and breeze-block construction and a fully opening gated side, providing useful tractor, machinery or general storage.

Externally

Holly Oak Farm occupies a delightful semi-rural setting, enjoying an excellent degree of privacy and surrounded by attractive open countryside. The property is approached via a private gated driveway, opening onto a generous gravelled parking and turning area which provides ample off-road parking and access to the detached double garage and agricultural building.

The property is complemented by generous formal gardens which wrap around the house, creating a particularly attractive and established setting. Predominantly laid to lawn, the gardens feature an abundance of mature trees, established hedging and beautifully stocked flower and shrub borders, providing colour and interest throughout the seasons. A delightful ornamental pond with water lilies forms an attractive focal point, with an adjoining covered seating area providing a lovely spot from which to enjoy the gardens and surrounding setting.

Beyond the formal gardens is an adjoining paddock extending to approximately 1.21 acres, bordered by established boundaries and offering excellent versatility for those with equestrian, smallholding or lifestyle interests. The land enjoys an attractive outlook and complements the property's position adjacent to further open fields and countryside.

A particularly useful addition is the substantial open-fronted agricultural building, measuring approximately 13.60m x 6.08m, of timber, metal and breeze-block construction upon a concrete base. With large gated sections, it provides excellent provision for machinery, tractor and general agricultural storage and could equally appeal to those requiring workshop or livestock accommodation, subject to individual requirements.

The grounds also incorporate a detached double garage with remote-controlled roller shutter door, electric light and power, together with an adjoining log store and greenhouse.

In total, the property extends to approximately 1.53 acres, combining beautifully maintained formal gardens, excellent parking, useful outbuildings and adjoining paddock land to create a superb country lifestyle proposition.











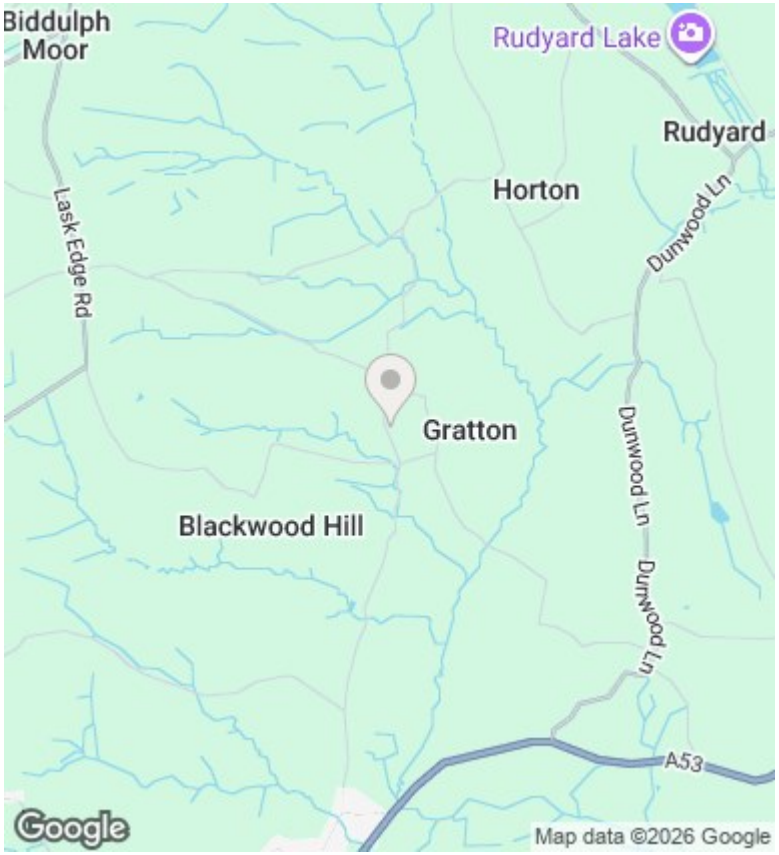





RESERVED FOR THE
Head Gardener







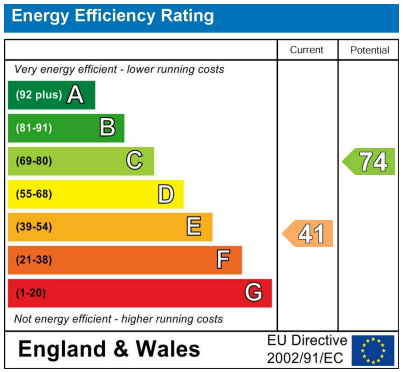
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

E



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