



Fox Hollow, Church Eaton, Stafford, ST20 0AB

Helping *you* move



Fox Hollow, Church Eaton, Stafford, ST20 0AB

**Freehold – Offers in the Region of
£725,000**



Features

- A Beautifully Converted Equestrian Property
- Grounds and Paddock Extending to 2.83 Acres
- Two Ground Floor Bedrooms and Two Upstairs Bedrooms
- Farmhouse Style Kitchen Dining Room
- Spacious Lounge with Views Over Gardens and Land

Large Barn Block with Three Stables and Tack Room

En-Suites to Two Bedrooms

Ideal Setting for those Seeking Space, Privacy and Country Living

Open Views Over Surrounding Countryside

Council Tax Band E, EPC Rating C



BRIEF DESCRIPTION

A beautifully converted Detached Barn, set within a stunning rural location and enjoying far-reaching countryside views. This charming home offers spacious and versatile accommodation, blending modern living with character and a true countryside lifestyle. The property is approached via a long, well-maintained driveway which leads to Ample Parking and a Double Car Port. Upon entering, a welcoming Central Entrance Hall provides access to the Main Living Areas, along with a convenient Cloakroom/WC.

At the heart of the home is a superb Farmhouse Style Kitchen Dining Room, ideal for both family life and entertaining. The property also boasts a particularly spacious Lounge with attractive views over the Gardens and Surrounding Land. The ground floor further offers a Bedroom, a well-appointed Bathroom, and an Additional Room which could be used as a Second Ground Floor Bedroom, Home Office, or Study, providing excellent flexibility for modern living.



The first floor features Two generous Bedrooms, both benefiting from their own En Suite facilities, creating comfortable and private accommodation.

Externally, the property is exceptionally well equipped for those seeking a rural or equestrian lifestyle. There is a large barn incorporating Workshop Space, together with a Stable Block comprising Three Stables and a Tack Room. The Gardens are well maintained and enjoy lovely Open Views across the Surrounding Countryside.

To one side of the property are Paddocks, and in total the grounds extend to approximately 2.83 acres, offering an ideal setting for those seeking space, privacy, and country living.



Helping *you* move

LOCATION: This stunning home offers rural charm, with Stafford approx 8 miles, Newport approx 9 miles and Wolverhampton approx 14 miles away. Set amidst attractive countryside, Church Eaton is a charming and unspoilt rural village, prized for its strong sense of community, picturesque surroundings, and well-regarded primary school. It offers an idyllic lifestyle for those seeking peace and space, yet remains conveniently positioned for access to nearby centres. The historic county town of Stafford provides an appealing blend of heritage, convenience, and connectivity, with a charming town centre, excellent schooling, and direct rail links to London, Birmingham, and Manchester. Meanwhile, the highly sought-after market town of Newport is renowned for its character, independent shops, and outstanding education, including Adams' Grammar School. Together, these locations offer the perfect balance of countryside living and everyday convenience, making Church Eaton particularly appealing to families and professionals alike.

TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From our office head north on High Street, at the roundabout, take the 2nd exit onto Stafford Street, go through 1 roundabout. At the roundabout, take the 2nd exit onto A518 and continue for 4.7 miles. Turn right onto Wharf Road then turn left onto Cowley Lane, following the sign to Church Eaton, and continue for 1.9 miles. On entering Church Eaton, turn left onto High Street and at the end of High Street continue into Lapley Road, past the Cricket ground on your right, and follow the road for about 1/2 mile where the drive to the property will be found on the right hand side as identified by our For Sale board.

SERVICES: We are advised that the property has mains water, electricity, oil fired central heating and septic tank drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Stafford, ST16 3AQ, Tel: 01785 619000

EPC RATING – C-71 The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

NE38937





Total area: approx. 174.8 sq. metres (1881.1 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
 Plan produced using PlanIt.

Fox Hollow, Church Eaton, Stafford

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



NEWPORT
 30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239
 Email: newport@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH