



HEATHYARDS FARM

Weston Bank, Stafford, ST18 0BA



A CHARMING 4 BEDROOM DETACHED FARMHOUSE

A charming 4 bedroom detached farmhouse set in approx. 2.3 acres
just minutes from Stafford town centre.



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3



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EPC

TBC

Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services : Mains electricity and water supply. Private drainage system. Oil fired central heating.

Guide Price : £925,000



HEATHYARDS FARM

Heathyards Farm enjoys an enviable position between the sought-after villages of Hopton and Weston, surrounded by attractive Staffordshire countryside yet within easy reach of the county town of Stafford.

Weston offers an excellent range of village amenities including public houses, church, schools and hotel. The renowned Weston Hall, situated on the edge of the village, provides award-winning dining and luxury accommodation. Stafford, located approximately three miles away, offers an extensive selection of national retailers, restaurants, cafés, bars and leisure facilities. The recently developed Beaconside retail centre, just 1.7 miles from the property, includes a Co-op convenience store, coffee shop and takeaway outlets.







THE PROPERTY

Set at the end of a long, tree-lined driveway, Heathyards Farm is a charming detached Victorian farmhouse extending to almost 3,000 sq ft and occupying a delightful rural setting, whilst remaining only minutes from Stafford town centre. The current owners have sympathetically refurbished the property to create a bright, spacious and versatile family home, perfectly suited to modern living.

A generous, covered porch opens into the welcoming entrance hall, which provides access to the principal reception rooms. The elegant sitting room is flooded with natural light and features a wood-burning stove set within an attractive fireplace. An opening leads through to the garden room, where double doors open onto the terrace, creating a seamless connection between indoor and outdoor living.

The dining room is equally impressive, enjoying dual-aspect views and offering excellent space for both formal dining and entertaining. A central rear hallway provides practical day-to-day space for coats and footwear, together with access to the rear porch and guest cloakroom.







The true heart of the home is the exceptional open-plan kitchen, dining and family room. The family area provides an additional reception space, centred around a wood-burning stove and complemented by double doors opening onto the terrace and covered outdoor dining area. The contemporary kitchen is fitted with an extensive range of two-tone cabinetry beneath a combination of quartz and wooden work surfaces. Integrated appliances include a fridge-freezer, oven and microwave grill. A substantial island unit creates a natural focal point and defines the space, leading through to the dining area, which provides ample room for informal family meals and entertaining alike.

Positioned just across the terrace, a detached outbuilding offers valuable ancillary accommodation comprising a large utility room with additional storage, a garden store/workshop and a gardener's WC. A wide staircase rises from the entrance hall to the first-floor landing. The principal bedroom enjoys far-reaching countryside views from dual aspects and benefits from fitted wardrobes and an en-suite bathroom. There are three further bedrooms, one of which also benefits from en-suite facilities, together with a spacious family bathroom featuring a freestanding bath.

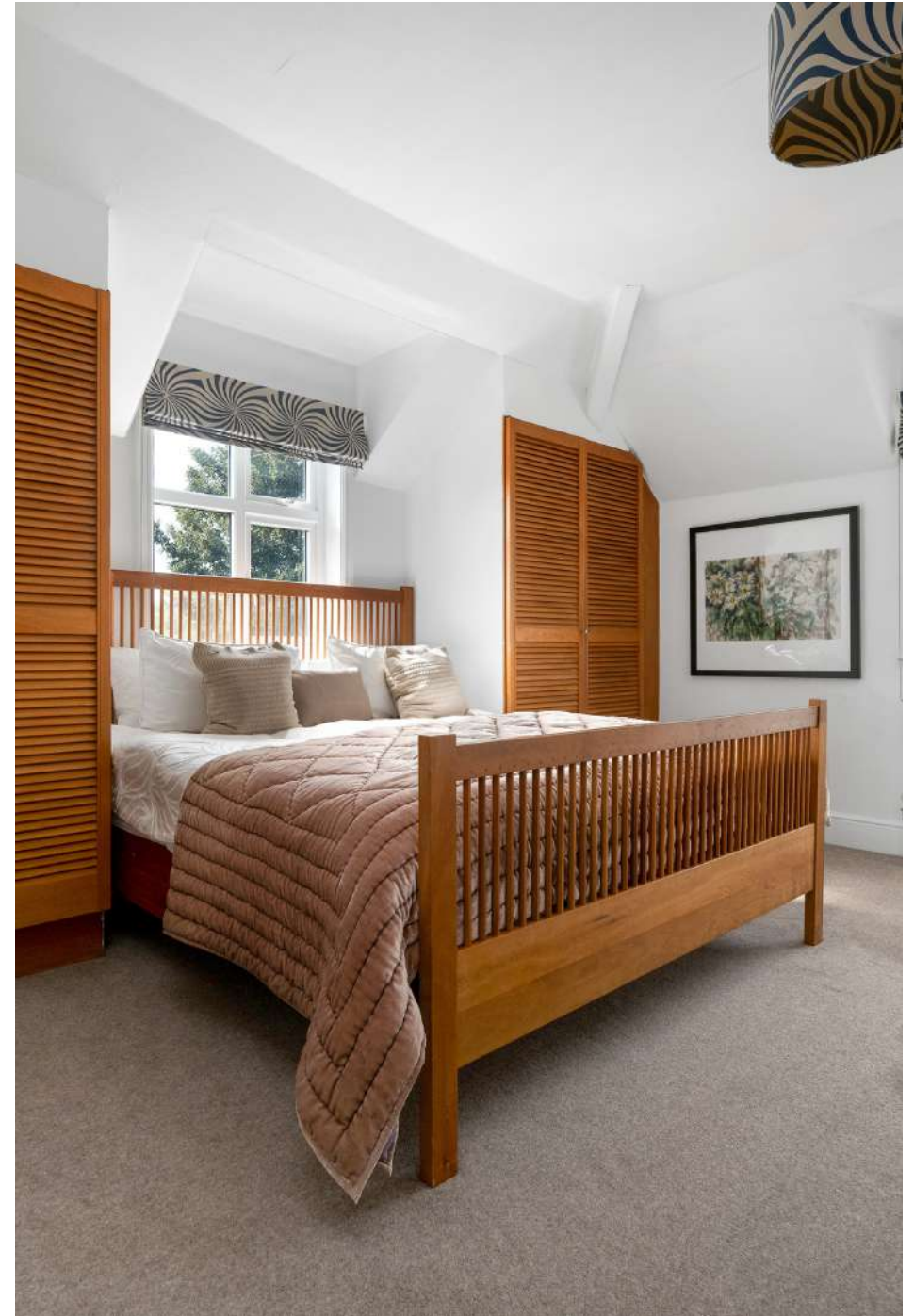




Occupying a private and secluded setting, Heathyards Farm is approached via a long tree-lined driveway leading to an extensive parking area.

Pathways wrap around the house, providing access to the generous side and rear terraces, which feature both covered and open seating areas and offer superb spaces for outdoor entertaining.

The gardens extend around the front and side of the property and are predominantly laid to lawn.







GARDENS & GROUNDS

Beyond the formal gardens lie the property's paddocks, accessible directly from both the garden and driveway. Divided into two sections, they wrap around the house and provide excellent grazing land. A small pole barn offers useful storage, while the lower paddock descends to a natural wildlife pond, creating an attractive haven for wildlife and enhancing the property's rural appeal.

In all, Heathyards Farm extends to approximately 2.3 acres.

Agents Notes :

1. The sellers cannot offer any warranty or guarantee that the septic tank complies with current legislation.
2. The driveway from the main road will be retained by the adjacent barn with a right of way granted for Heathyards Farm.





LOCATION

The property is ideally positioned for commuters, with Junction 14 of the M6 providing swift access to the M6 Toll, M42, M1 and A50. Birmingham Airport lies approximately 42 miles away, while East Midlands Airport is around 39 miles distant. Stafford railway station, situated on the West Coast Main Line, offers regular intercity services to London Euston in approximately 1 hour 20 minutes, Birmingham in around 30 minutes and Manchester in approximately one hour.

The area is particularly well served by highly regarded schools, including Yarlet School, Stafford Grammar School, Denstone College and St Dominic's Priory School. A primary school can also be found in the nearby village of Weston and in Sandon there is a nursery, village shop and interior shop.







Heathyards Farm

Weston Bank

 Knight Frank

Location SJ 957 264
Scale 1:1,500 @ A4
Drawing No. ZAA29382-01
Date 15.09.26



Total Area
0.91 ha
(2.25 ac)

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO ©Crown Copyright Licence No. VA 100033416

Heathyards Farm, Stafford
Approximate Gross Internal Area
Main House = 253 sq.m/2724 sq.ft
Outbuilding = 15 sq.m/161 sq.ft
Total = 268 sq.m/2885 sq.ft

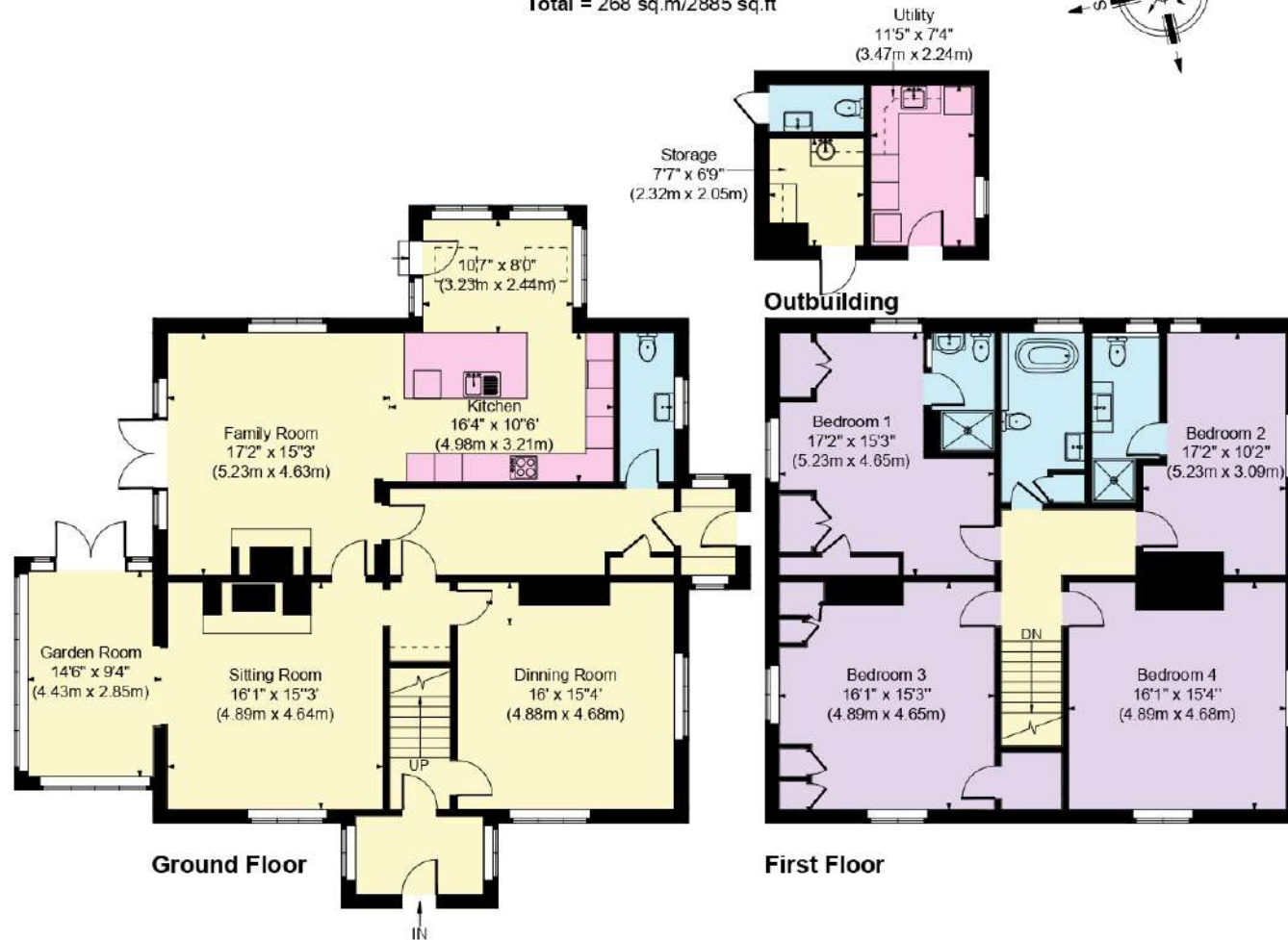
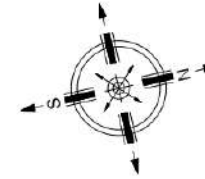


Illustration for identification purposes only, measurements are approximate, not to scale.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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