



FOLLWELLS

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Millstone House, Butterton - ST5 4EB  
£725,000

Millstone House is a magnificent, historically rich period residence situated in the heart of the highly desirable and picturesque hamlet of Butterton. Combining historical intrigue with impressive proportions, this substantial property offers an incredibly rare opportunity to acquire a distinguished family home ready to be restored to its former glory.

The accommodation itself is vastly generous, extending to over 320 square meters. Steeped in local history, the original portion of the house is traditionally believed to have once served as a village pub, before being significantly extended during the Victorian era. Today, the property showcases a striking red-brick exterior featuring classic Victorian gables, large bay windows, and commanding chimneystacks that hint at the character found within.

Upon entering, you are welcomed by a grand central reception hall boasting traditional parquet flooring. This hallway provides access to three exceptionally large reception rooms, each characterised by high ceilings and individual open fireplaces, perfect for formal entertaining or cozy family living.

The ground floor continues with:

- **A spacious farmhouse kitchen**, complete with a classic oil-fired Aga.
- **A practical side hallway** giving access to a substantial, walk-in cool pantry.
- **A guest cloakroom**, from which a staircase descends into a useful storage cellar.

Moving to the first floor, a wide landing leads to five excellent double bedrooms. Two of these principal bedrooms feature the added luxury of dedicated dressing rooms. The bedrooms are well-served by two separate family bathrooms.





Millstone House is set within extensive wraparound grounds, with mature gardens enveloping the property on three sides. To the rear, the estate reveals the remnants of once-formal landscaped gardens—now gently overgrown yet still showcasing their original structure, including established box hedging and decorative topiary—offering an exceptional opportunity for restoration. Along the northern boundary, a generous and productive orchard further enhances the appeal of the grounds. Vehicular access is granted via gates opening onto a sweeping gravel driveway, providing ample parking and leading to a detached, single brick-and-tile garage. To the rear, a private courtyard is complemented by a versatile collection of interconnected brick-and-tile outbuildings, offering excellent potential for workshops, storage, or further adaptation. While the main house requires comprehensive renovation and modernisation, it represents a genuinely spectacular canvas to create a bespoke, landmark home.

**Please Note:** The current vendor intends to retain a portion of land to the south of the property and is in the process of submitting a planning application for two detached dwellings. These proposed homes will feature independent access entirely away from Millstone House, ensuring that the main property retains its privacy and very generous gardens. Perfectly positioned, Butterton offers an idyllic, peaceful lifestyle surrounded by stunning Staffordshire countryside, yet remains exceptionally well-connected. The extensive amenities of Newcastle-under-Lyme are just a couple of miles away, and Junction 15 of the M6 motorway is within a convenient five-minute drive, making this an ideal haven for commuters seeking rural tranquility.

Council Tax band: G

Tenure: Freehold

Energy Performance Rating: F





GROSS INTERNAL AREA  
 TOTAL: 371 m<sup>2</sup>/4,000 sq.ft  
 BASEMENT: 26 m<sup>2</sup>/284 sq.ft, GROUND FLOOR: 172 m<sup>2</sup>/1,854 sq.ft,  
 FIRST FLOOR: 173 m<sup>2</sup>/1,862 sq.ft  
 EXCLUDED AREA: GARAGE: 30 m<sup>2</sup>/321 sq.ft, PORCH: 10 m<sup>2</sup>/112 sq.ft  
 COURTYARD: 30 m<sup>2</sup>/320 sq.ft, SHED: 18 m<sup>2</sup>/197 sq.ft, WC: 5 m<sup>2</sup>/49 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

