PAUL CARR Estate Agents
Sales & Lettings

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Stafford Road, Huntington
Cannock, WS12 4PE

£420,000

Welcome to Pear Tree Farm. Paul Carr Estate Agents are delighted to present this truly one-of-a-kind early-Victorian detached character property, dating back to 1842 and occupying a desirable position on Stafford Road in the heart of Huntington. Retaining a wealth of original character and charm, this distinctive home offers spacious and versatile accommodation throughout and is available for sale with no onward chain.

The ground floor accommodation briefly comprises a welcoming lounge featuring a log burner with granite hearth, a separate dining room with an impressive open fireplace, and a superb 14ft+ farmhouse kitchen boasting attractive shaker-style cabinetry, a belfast sink, Rangemaster stove and natural stone flooring. A former "Dairy", currently utilised as a utility/storage room, provides further practical space, while a downstairs cloakroom and access to the cellar add further convenience and useful storage.

To the first floor are three exceptionally well-proportioned double bedrooms, with a wealth of period features including high ceilings, tall skirting boards and two original cast iron fireplaces. The impressive 14ft+ family bathroom is a particular highlight, featuring a freestanding bath, huge walk-in rainfall shower and further original cast iron fireplace.

Externally, the property occupies an attractive plot with extensive wrap-around gardens that have been thoughtfully landscaped and planted. The gardens feature decorative flower beds, mature stocked borders and an excellent variety of established plants and trees, together with a greenhouse and private rear driveway providing valuable off-road parking.

This exceptional period home offers a rare opportunity to acquire a property of genuine character and individuality, ideally situated in the heart of Huntington.

Offered for sale with no onward chain, early viewing is highly recommended to fully appreciate the space, character and beautifully established gardens this unique home has to offer.


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Lounge 15' 6" x 15' 6" (4.72m x 4.72m)

Dining Room 15' 6" x 12' 0" (4.72m x 3.66m)

Kitchen / Breakfast Room 10' 5" x 14' 9" (3.18m x 4.50m)

Pantry / Storage 9' 5" x 10' 6" (2.87m x 3.21m)

Downstairs Cloakroom

Utility / Porch 13' 2" x 4' 8" (4.02m x 1.43m)

Store 9' 10" x 8' 5" (3.00m x 2.56m)

Cellar 9' 3" x 19' 7" (2.82m x 5.96m)

First Floor Landing

Bedroom One 15' 5" x 15' 6" (4.71m x 4.72m)

Bedroom Two 15' 5" x 12' 0" (4.71m x 3.66m)

Bedroom Three 9' 6" x 10' 9" (2.89m x 3.28m)

Family Bathroom 12' 8" x 14' 4" (3.87m x 4.37m)













Floor Plan

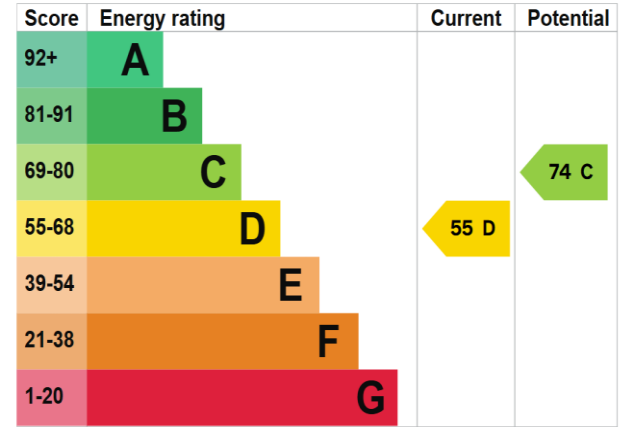
This floor plan is not drawn to scale and is for illustration purposes only



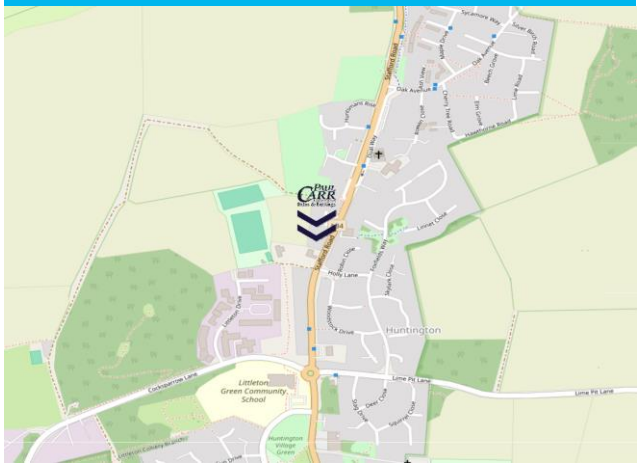
Total floor area: 165.2 sq.m. (1,778 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Performance Rating



Map Location













Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 10th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies 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 of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.