



OPPORTUNITY TO OWN A CHARMING RURAL PROPERTY SET IN 10 ACRES

HOLLYWOOD COTTAGE
UTTOXETER ROAD, STONE, STAFFORDSHIRE ST15 8RA

savills

AN ATTRACTIVE PERIOD FARMHOUSE SET IN 10 ACRES WITH FAR REACHING VIEWS OVER THE STAFFORDSHIRE COUNTRYSIDE

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STONE, STAFFORDSHIRE ST15 8RA

2 Principal Reception Rooms ♦ Dining Room ♦ Kitchen/
Breakfast/Utility ♦ 5 bedrooms, Master with en-suite ♦ Family
bathroom ♦ 10 acres pasture / woodland ♦ 30m Livestock
Roundhouse ♦ Tractor/Storage Sheds ♦ EPC rating = D

Situation

An opportunity to purchase an ideally located and charming rural property offering a wonderful lifestyle opportunity for its next fortunate custodian. Set in 10 acres of pasture and woodland with far reaching views over the Staffordshire countryside, towards Cannock Chase, Rodney's Pillar and The Wrekin in the distance. This most attractive period farmhouse has 5 bedrooms and two bathrooms and dates from 1880 (with later additions). Outside is a good stable block with 3 stables and tack room, together with 2 garages. It also has further versatile outbuildings including a 30m equine/cattle specification roundhouse currently used for goats - which could accommodate stabling for 20 horses and a central storage/exercise area (possibility for central horse-walker). Please see 'Agents Note'.

Stone – 2.5 miles
Stafford train station – 8.5 miles
M54 – 30 miles
(All mileages are approximate)

Description

Visitors enter through the front door, into a small entrance hall which has a maple wood floor and leads to the Sitting Room.

The Sitting Room with a continuation of the maple wood flooring and with a feature brick fireplace, housing a 'Harmony' multi-fuel burner and where the stairs to the bedroom accommodation on the first floor can be found. The sitting room leads through to the Dining Room and Drawing Room.

The Drawing Room has feature French windows lead to the outside seating area and with far reaching views over the farmland and countryside, there is a feature brick fireplace housing a multi-fuel burner.

The Dining Room leads from the kitchen to the Sitting Room and the Drawing Room.

Kitchen/Breakfast Room: The kitchen is a lovely beamed country kitchen with



a walk-in pantry and a Stanley Range electric oven which also provides central heating and water heating, with propane gas for the gas hob. There are ample fitted base and wall fitted cupboards with a separate dining area, Utility / Boot Room: There is ample room in the fitted utility room for washing machine/dryer. Also a WC/cloakroom and door to the rear courtyard with a sociable decked area ideal for summer entertaining.

Bedroom Accommodation

Master Bedroom: The master bedroom has a Juliet balcony and is a comfortably proportioned room, with far reaching countryside views, comprising an en-suite bathroom and an additional dressing room area. 3 further double bedrooms with delightful views and useful built in wardrobes. 1 further single bedroom with an aspect overlooking the main driveway and courtyard.

Family Bathroom with bath and separate shower

Outside:

The property is approached via a lovely sweeping drive, bordered by new post and rail fencing affording open countryside views. The front aspect of the property enjoys south facing views and sunshine most of the day. There is plenty of parking space on the hard-standing area of the drive, which is lit by low-level LED floodlights.

The extensive outbuildings comprise 2 single garages, 3 stables and a tack room with electricity and water. On the roof of the stable block there are a range of PV/solar panels (please see 'Agents Note'). There are further newer and substantial storage sheds: 1 Tractor Shed with roller shutter-door and electricity, 1 steel portal framed Log Store/Hay Store and an additional workshop/tractor shed with sliding door and formerly used to house a large boat.

LAND - 10 acres in total: Woodland and pasture, with approximately an acre of garden.

5 acres woodland populated with Oak, Beech, Sycamore, Ash, Alder, Hazel and Elm. There is also a delightful children's tree house (well used). 2 further substantial general purpose buildings, 1 being 5-bay and insulated and the other a substantial shed of a similar size and to the rear is a good general purpose log shed. There is an additional superb 30m Roundhouse livestock building (currently used for goats but could be adapted for cattle or equestrian use) which has separate access from the driveway. It is aesthetically pleasing, fitting into the surrounding countryside well.

Agents Notes:

*There are PV panels on the stable roof, providing both income of approx. £600 p.a. and reduced fuel bill.

*There is a 7 tonne grain store/feed bin located at the Roundhouse which could be made available for sale by separate negotiation.

*We are informed the house was re-roofed only 13 years ago and is in very good condition.

Services: Mains water, mains electricity, largester tank drainage system.



The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared - January 2019

Photographs taken - January 2019

Tenure:

Freehold

Local Authority:

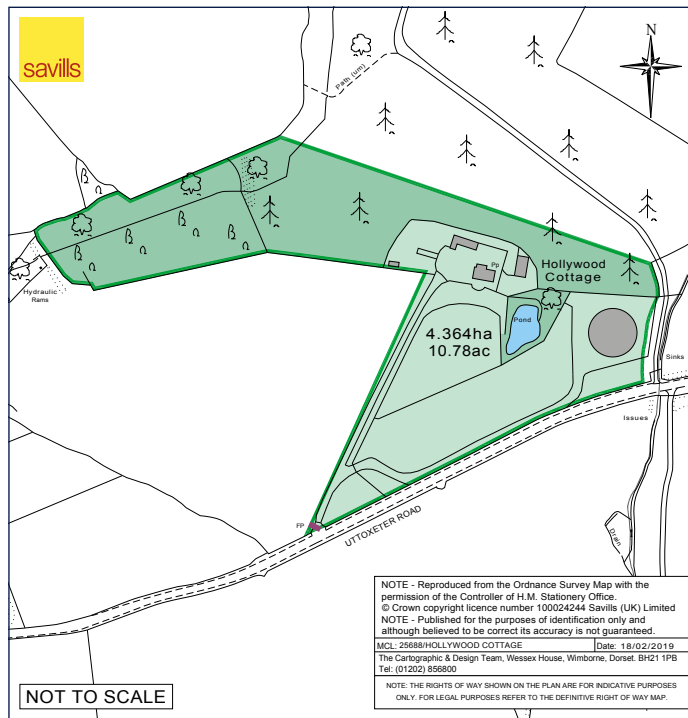
Stafford Borough Council

Outgoings:

G

Viewing:

Strictly by appointment with Savills





Hollywood Cottage

Gross Internal Area (approx)

House = 227.7 sq m / 2451 sq ft

Outbuildings = 347.1 sq m / 3736 sq ft

For identification only. Not to scale.

Plan by Cloudbase Photography



Savills Telford
telford@savills.com
01952 239 500

savills.co.uk

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