



## ATTRACTIVE GEORGIAN FARMHOUSE WITH EQUESTRIAN POTENTIAL

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COTON HOUSE FARM  
RANTON ST18 9JU

Freehold





## ATTRACTIVE FARMHOUSE WITH COUNTRYSIDE VIEWS

### COTON HOUSE FARM RANTON ST18 9JU

#### Freehold

Drawing Room ♦ Dining Room ♦ Kitchen ♦ Utility ♦ 4  
Double bedrooms ♦ Range of outbuildings ♦ Set in around  
4.67 acres

#### Situation

Coton House Farm is located on the Shropshire/Staffordshire border, just outside the village of Ranton with easy access to Gnosall and Stafford both of which have local shops, pubs, schools and post offices. Stafford has a fast train line to London taking approximately 1 hour 20 minutes. The property is within commuting distance of Stafford, Telford, Wolverhampton and Shrewsbury and the nearby M6 provides access to the wider West Midlands. There are a number of well regarded state and private schools in the nearby area.

#### Description

Coton House Farm is located in an idyllic countryside setting with about 4.67 acres of gardens and paddocks with stabling, outbuildings and huge potential for modernisation and equestrian use. The house includes many original features including an inglenook fireplace, exposed beams, many original doors and period windows. Central heating and double glazing has been sympathetically added.

The property is entered via a quarry tile hallway with wood panelled walls which leads to a well proportioned drawing room and dining room at the front of the house with lovely views over the surrounding countryside. The drawing room includes a marble fireplace which could be either as an open or electric fire, has a double aspect and is full of natural light with double patio doors leading to the garden. The dining room features a brick inglenook which also can accommodate an open or an electric fire and wood panelled walls. The kitchen is spacious, with a multi fuel burner, quarry tiles and well sized pantry leading off. The kitchen is entered through the rear porch which also includes a downstairs cloak room and utility area. The hallway also includes a doorway with brick stairs leading down to the cellars.

From the hallway stairs lead up to the first floor where there are 2 generous





double bedrooms, with the master having a double aspect, a family bathroom and separate shower room which benefits from extensive built in cupboards. On the second floor are 2 further double bedrooms and a useful library/ study area.

Coton House Farm is accessed through wrought iron gates leading into a driveway with ample parking. There are numerous brick and tile outbuildings which include 5 stables, a dog kennel, 2 store rooms, a barn, workshop and a large open sided field shelter. The grounds stretch to approximately 5 acres partly split into 2 paddocks which are flat, have mains water to troughs, offer good grazing and feature a lovely pond. The remainder is set to garden with a large grassed area, mature trees and a sunken patio.

#### Directions

Directions from Newport: Proceed on the A519 (Newport Rd) towards Stafford. In Woodseaves, turn right onto the B5405 signposted Great Bridgeford. Continue on this road for 3 miles, turn right into Moorland Lane, signposted Gnosell. After approx. 1 mile, turn left onto Stocking Lane signposted Ranton.

As you enter Ranton, turn right at the T junction signposted Brook Lane and continue through the village. After approx. 0.3 miles turn left onto Coton Lane and the property is situated on the left hand side after approx. 0.4 miles.

#### Tenure:

Freehold

#### Local Authority:

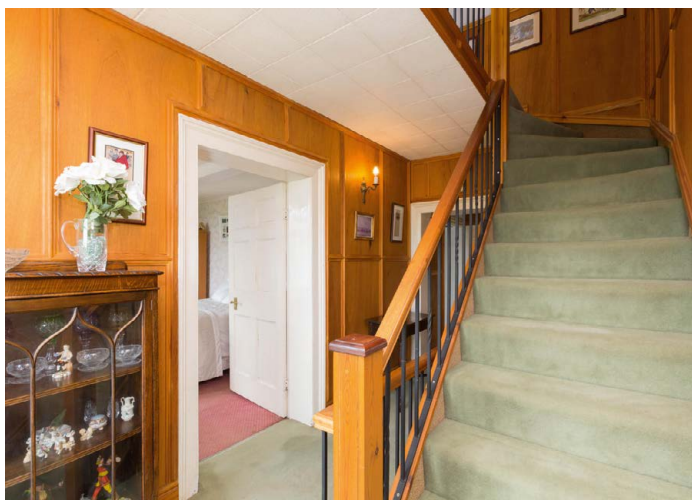
Band E- Stafford County Council

#### Viewing:

Strictly by appointment with Savills

Brochure prepared May 2019.

Photographs taken May 2019.



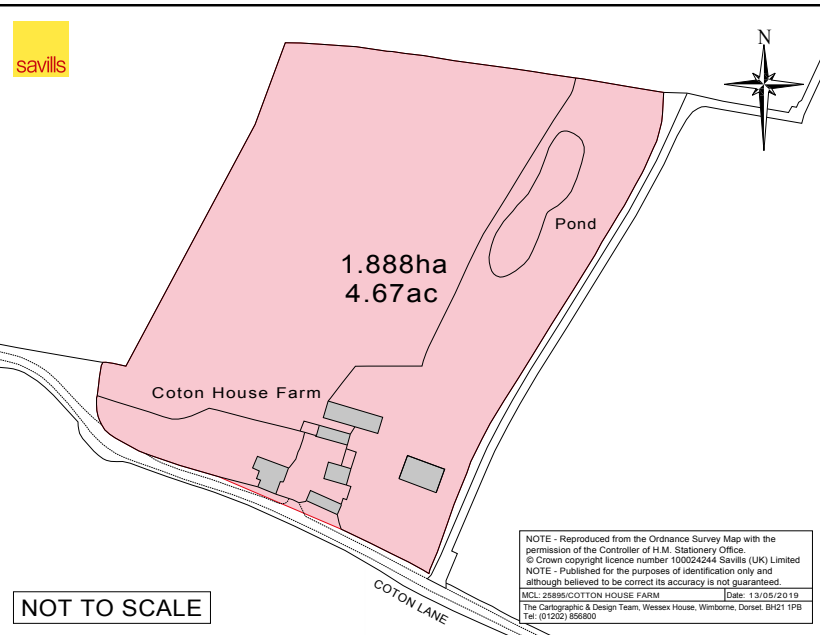












## Coton House Farm, Ranton

Gross Internal Area (approx)

House = 188.7 sq m / 2031 sq ft

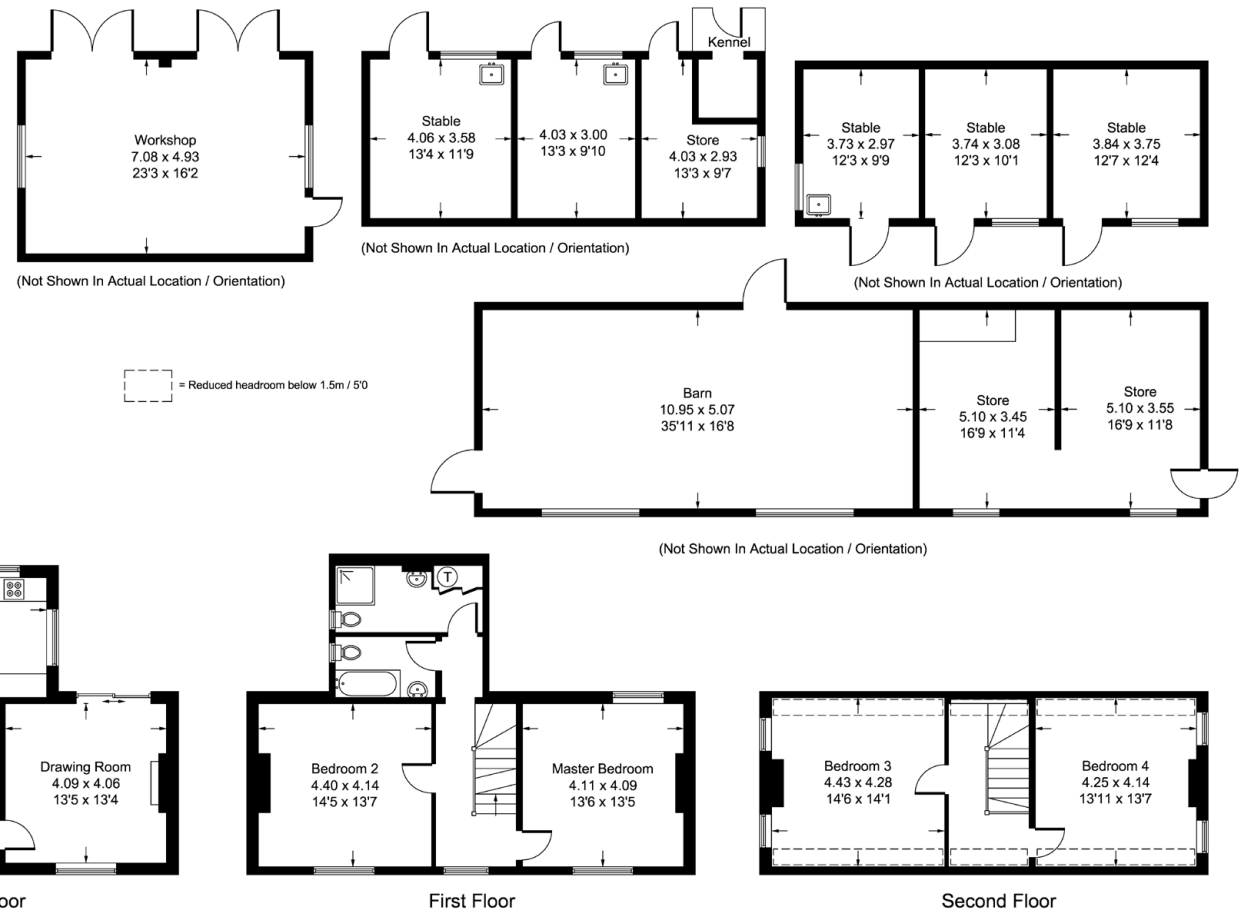
Cellar = 21.6 sq m / 232 sq ft

Outbuildings = 205.6 sq m / 2213 sq ft

Open Barn (not shown) = 118.8 sq m / 1279 sq ft

For identification only. Not to scale.

Plan by Cloudbase Photography



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### Energy Efficiency Rating

Very energy efficient - lower running costs

