

FIELDS FARM



BLACKBROOK › NEWCASTLE › STAFFORDSHIRE › ST5 5EH



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NANTWICH ROAD › BLACKBROOK ›
NEWCASTLE-UNDER-LYME › STAFFORDSHIRE › ST5 5EH



*Newcastle-under-Lyme 7.6 miles,
M6 Junction 15 6.5 miles.
(All mileages are approximate).*

AN ENCHANTING COUNTRY RESIDENCE SET IN 16 ACRES

Drawing Room, Dining Room, Sitting Room, Family Kitchen
and Utility Room.

Master Bedroom Suite, four further Bedrooms (two ensuite)
and a Boxroom.

Hard Tennis Court, Stabling, Outhouses with potential for Home Office, Stone built
Garage, Traditional Building with planning potential.



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*Your attention is drawn to the Important Notice
on the last page of the text.*

SITUATION

Fields Farm is an enchanting country house standing in mature gardens, surrounded by its own pastureland, with the backdrop of the beautiful Maer Hills woodland in North Staffordshire.

Nearby villages offer amenities that cover every day needs while the high streets and retail parks of local towns provide wide shopping options. Renowned gastro-pub The Swan with Two Necks is just 0.3 miles away. Popular tea rooms, farm shops and garden nurseries are within easy reach. The surrounding area offers a wealth of leisure opportunities and local attractions, along with a network of scenic footpaths and bridleways.

There are a number of highly regarded schools in the area, both state and private sector, including the local primary school of Baldwin's Gate, Yarlet and Edenhurst Preparatory Schools, Newcastle and Stafford Grammar Schools, Madeley High School and Shrewsbury School.

Keele University and the Royal Stoke University Hospital are both less than 8 miles away.

Direct trains to London Euston run from Stafford in 1 hour 17 minutes, Stoke on Trent in 1 hour 26 minutes and Crewe in 1 hour 35 minutes.





The regional international airports of Manchester, Birmingham and East Midlands are easily accessible.

Fields Farm is conveniently set in an attractive, private position off the A51 offering rural living with excellent transport links.

DESCRIPTION

Approached by a private driveway, Fields Farm is a charming family home set in 16 acres with beautiful gardens and pastureland, a hard tennis court and stables. Accommodation is laid out over two floors with all the principal reception rooms interconnecting making Fields Farm a great home for entertaining.





Roses and hydrangea climb the east facing facade where the front door opens into the entrance hall with vintage tiles, exposed beams, the main staircase and W/C off. The L-shaped drawing room is spacious, with an inglenook style open fireplace, inset with a Jetmaster system, and double doors opening into an impressive sitting room which boasts solid oak flooring, a multi-fuel Charnwood stove, a mezzanine floor providing a gallery currently used as a music space and two sets of French doors leading to a sheltered terrace. Oak flooring continues to the dining room which has two sets of French doors opening to the garden. The kitchen/breakfast room is equipped with fitted units and cupboards, SMEG gas hob and a walk-in larder. There is also a utility room with wine and freezer storage beyond.

On the first floor are the master bedroom suite, three further double bedrooms (one with ensuite, the other two with a Jack and Jill facility), a fifth bedroom/study and an adaptable boxroom.



OUTSIDE

Fields Farm occupies a wonderful rural position surrounded by attractive gardens that can be enjoyed throughout the seasons. The south facing covered terrace, framed by a climbing rose and planted with lavender, overlooks the garden. Wisteria adorns the west side of the house.

The garden is well stocked with mature shrubs and trees including rhododendrons, azaleas, japonica, magnolia, buddleia, roses and weeping willow to name but a few. There is also a pond.



Adjacent to the house is a stone outbuilding, currently a wood and coal store and separate workshop, which is double glazed and connected to gas supply, with potential to be used as a home office. There is a range of timber stables with concrete flooring, arranged as two stables, large store area and equipment room.

A hard tennis court with viewing patio and solid slate top table and a stone built double garage complete the amenities.

Fields Farm benefits from a traditional brick outhouse to the rear of the garden, which subject to the necessary planning permissions, provides the opportunity for redevelopment for a number of uses.



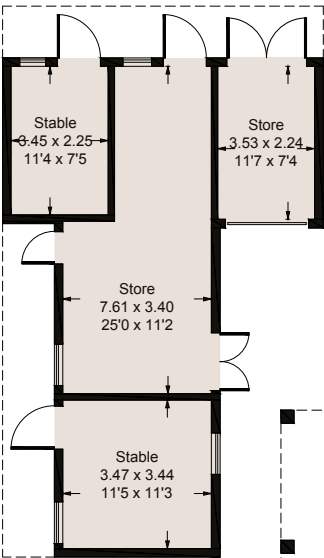
DIRECTIONS

From Newcastle-under-Lyme: Follow the A53 towards Market Drayton and continue for approximately 6 miles. On approaching the T junction, turn right on to the A51. After approximately 500 yards, the entrance to Fields Farm is on the right hand side.

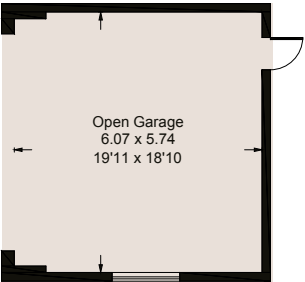


Approximate Gross Internal Area:
House (Excluding Void) = 335.2 sq m / 3608 sq ft
Outbuildings = 106.9 sq m / 1151 sq ft
Traditional building with planning potential. = 31.2 sq m / 336 sq ft

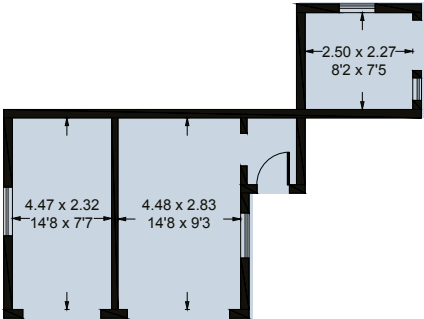
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OUTBUILDINGS
(Not Shown In Actual
Location / Orientation)

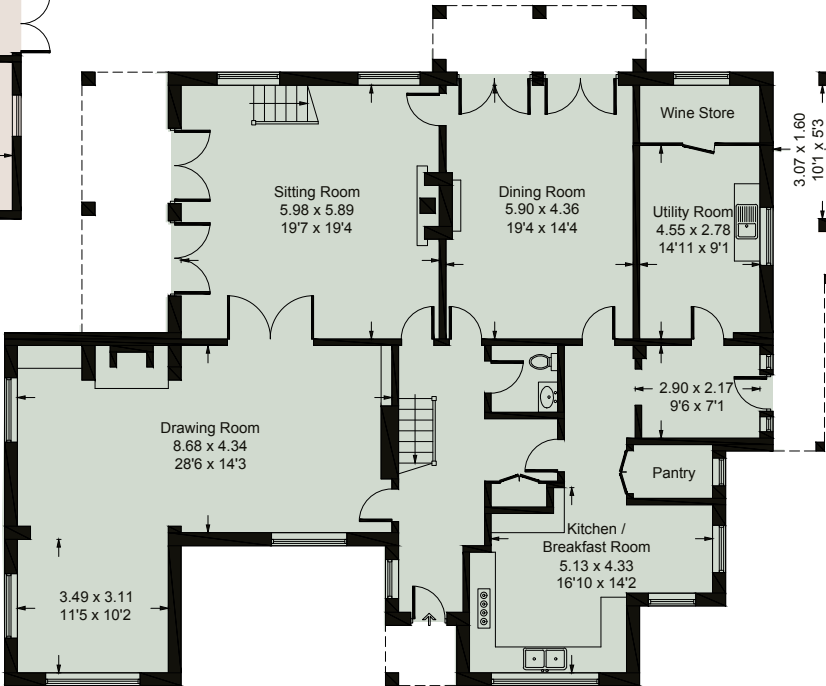


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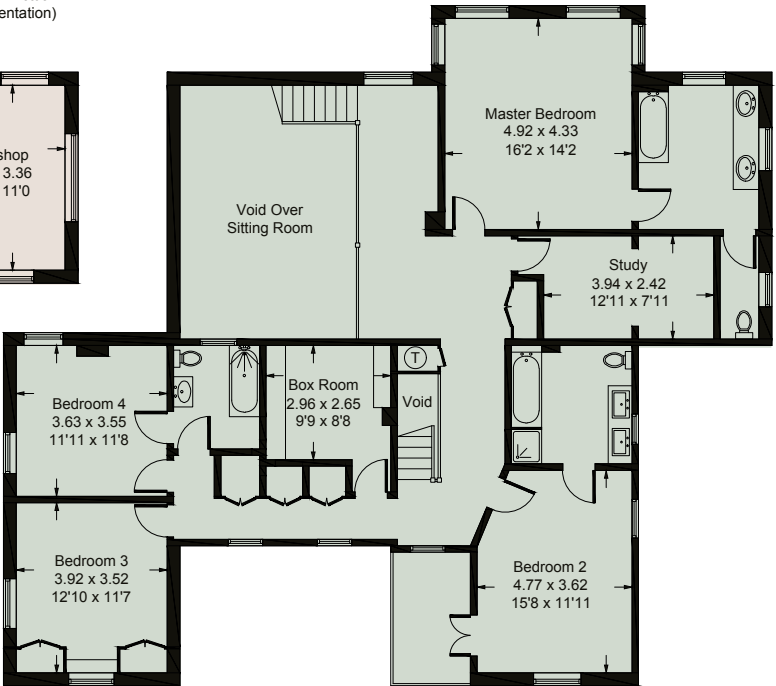
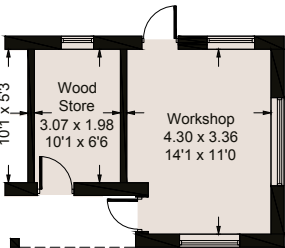


TRADITIONAL BUILDING WITH PLANNING POTENTIAL

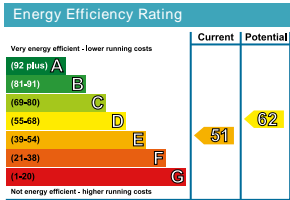
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GROUND FLOOR



FIRST FLOOR



GENERAL REMARKS AND STIPULATIONS

VIEWING

Strictly by appointment with Savills.

SERVICES

Mains electricity and water. Private drainage.
LPG central heating.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Newcastle-under-Lyme Borough Council
(01782 717717)

COUNCIL TAX

Band G

METHOD OF SALE

The property is to be offered for sale by private treaty.

FIXTURES AND FITTINGS

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

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned within these particulars or not.

PLANS

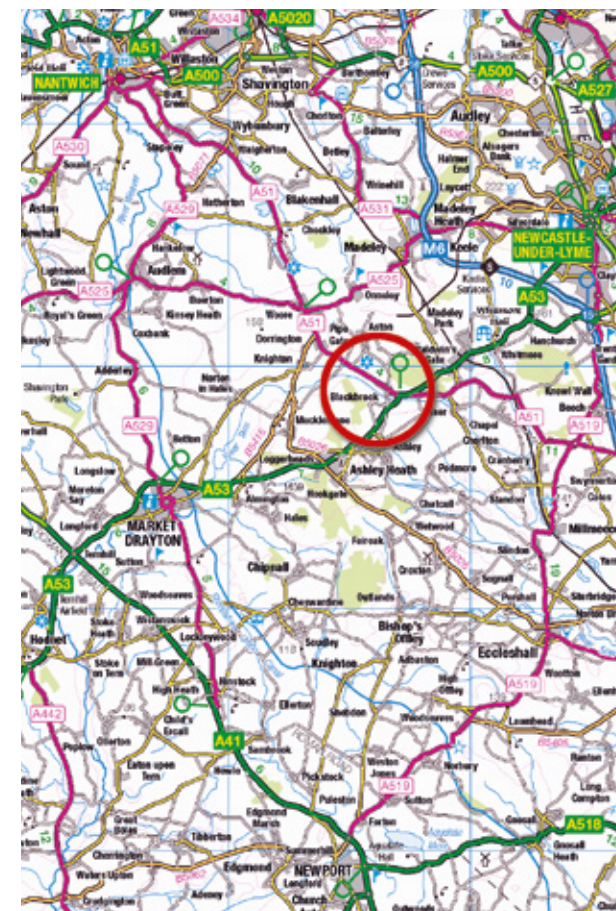
For identification purpose only. Not to scale. Measurements: Any areas, measurements or distances are approximate.

PLANNING & BUILDING REGULATIONS

It should not be assumed that the property has all necessary planning, building regulation or other consents.

SERVICES, ETC

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



IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts.
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20/06/23 AM



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