



A wonderful period property with outbuildings and land

Coton House Farm, Ranton, Stafford, ST18 9JU

Freehold

savills



Recently updated and improved • Georgian farmhouse with character • Traditional brick outbuildings with stabling • Situated in a rural, private setting with wonderful countryside views • Well placed for commuting

Location

Coton House Farm is located in an idyllic countryside setting with approximately 5 acres of gardens and paddocks offering stabling and outbuildings.

The house 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.

There are a number of well-regarded state and private schools in the nearby area.

The property is within commuting distance of Stafford, Telford, Wolverhampton and Shrewsbury and the nearby M6 provides access to the wider West Midlands.

Stafford train station offers a direct line to London taking approximately 1 hour 20 minutes.

Accommodation

Coton House Farm has recently undergone refurbishment; particularly of note are improvements to the windows, plumbing, heating and re-decoration. Outside, an entrance has been added to the front of the house and the pasture has undergone upgrading including re-fencing and improvements to the outbuildings and water pool. The house retains many original features including an inglenook fireplace, exposed beams and original doors.

The house is entered via a quarry tile hallway with wood panelled walls which lead to a drawing room and dining room which enjoy lovely views over the surrounding countryside.

The drawing room includes a marble fireplace which can be used for an open or electric fire, hardwood flooring, 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 can accommodate an open or an electric fire and wood panelled walls.

The kitchen breakfast is spacious, with a log burner, quarry tiles and well sized pantry leading off it. 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 two generous double bedrooms, with the principal having a double aspect. Recently, a door has been added for an en suite into the family bathroom. There is a separate shower room which benefits from extensive built in cupboards.



On the second floor is a panelled landing with a library/seating area. There are two further double bedrooms which have been recently refurbished and offer a wonderful feel.

Coton House Farm is accessed through double 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 fronted field shelter. The grounds extend to approximately 5 acres split into 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

Services

Mains water, electricity.
Oil fired central heating.
Private drainage.

The property is offered for sale by private treaty.

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

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





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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



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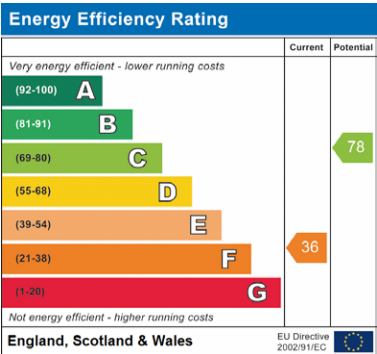
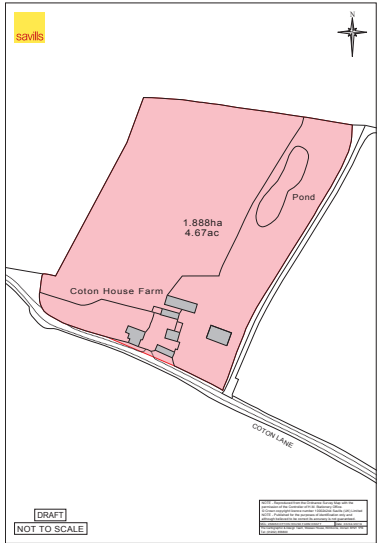
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