



STALLBROOK HALL

CROSSING LANE • DERRINGTON • STAFFORD





STALLBROOK HALL

CROSSING LANE › DERRINGTON › STAFFORD › ST18 9LW

*Stafford 3.7 miles, Telford 19 miles, Birmingham 30 miles
(All distances are approximate)*

*An immaculately presented, Grade II listed country house situated in a rural, yet accessible location,
set within beautiful gardens and grounds including a stunning spring fed lake.*

Drawing room | Dining room | Study | Kitchen/breakfast room | Utility room | Cellar

First floor library | Principal bedroom suite | Three en suite bedrooms | Two further bedrooms | Family bathroom

Beautiful gardens | Spring-fed lake | Two paddocks

Set within approximately 4.01 acres.

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



Savills West Midlands
Hall Court
Telford, Shropshire
TF3 4NF
Tel: +44 (0) 1952 239 500

Contact:
Peter Daborn
peter.daborn@savills.com
+44 (0) 1952 239 500

Tony Morris-Eyton
TMEyton@savills.com
+44 (0) 1952 239 500
savills.co.uk

LOCATION

Stallbrook Hall is situated in an idyllic rural location, within a conservation area surrounded by stunning countryside enjoying the benefits of country living with excellent communication links.

Derrington is an attractive village approximately 0.5 miles to the east which has a vibrant community and offers day to day amenities such as a post office, public house, church and village hall; as well as the Millenium Green, a local wildlife site.

The county town of Stafford is three miles away and has an extensive range of supermarkets, high street shops, cafes, pubs and restaurants.

The surrounding Staffordshire countryside offers plenty of opportunities for walking and cycling on the quiet lanes and a network of scenic footpaths. There is direct access on to a bridleway from the driveway of Stallbrook Hall giving fantastic access for off road riding for equestrian enthusiasts.

The property is well placed for road travel with the M6 junction approximately five miles distant providing access to Manchester, Birmingham and beyond. Stafford railway station offers a direct service to London Euston in about one hour and twenty minutes.

There are a number of highly regarded schools in the area both within the state and independent sectors including Newport and Stafford Grammar schools, St Dominics at Brewood, Denstone and Abbotsford.



ACCOMMODATION

Stallbrook Hall is an immaculately presented, Grade II listed country house which has been painstakingly resorted to an exacting standard retaining wonderful period features including exposed timbers and original oak flooring along with modern day comforts including double glazing throughout to present beautiful accommodation which flows effortlessly across three floors.

The front door opens in to the entrance hall with quarry tiled flooring and from where the staircase rises to the first floor and the main reception rooms flow. The drawing room boasts original oak flooring, exposed brick and timbers, a beautiful open fireplace with stone surround incorporating the 'MacNaughton' family crest and a fine aspect across the lake. The dining room is a wonderful room for entertaining with an inglenook style feature fireplace with an exposed brick surround, original tiled flooring, a dual aspect and an interesting curved wall. The study has an exposed wattle and daub wall and French doors opening on to the terrace.

The kitchen is a well equipped with a range of painted faced freestanding pine units with solid wood tops, a 4 oven reconditioned converted to natural gas AGA within an inglenook, Beko oven and flagstone flooring which continues to the walk in pantry and separate utility room, which has further units plus a door to outside. There is also a cloakroom WC & basin off the utility room.

The principal bedroom suite features beautiful exposed timbers, original oak floor a dual aspect and an en suite shower room. From the hall, steps lead up to a double bedroom with pine floor boards, a decorative fireplace, fine views across the lake, a walk in wardrobe and en suite shower room. There is a further double bedroom.

The library/ snug has built in bookshelves and a beautiful pine floor and leads to a further double bedroom with an oak floor and the family bathroom which has a freestanding bath and separate shower and original oak floor.

The staircase continues to the second floor attic rooms, where there are two double bedrooms with apex roofs, built in wardrobes and en suite shower rooms.

Stallbrook Hall boasts a dry, well ventilated cellar.





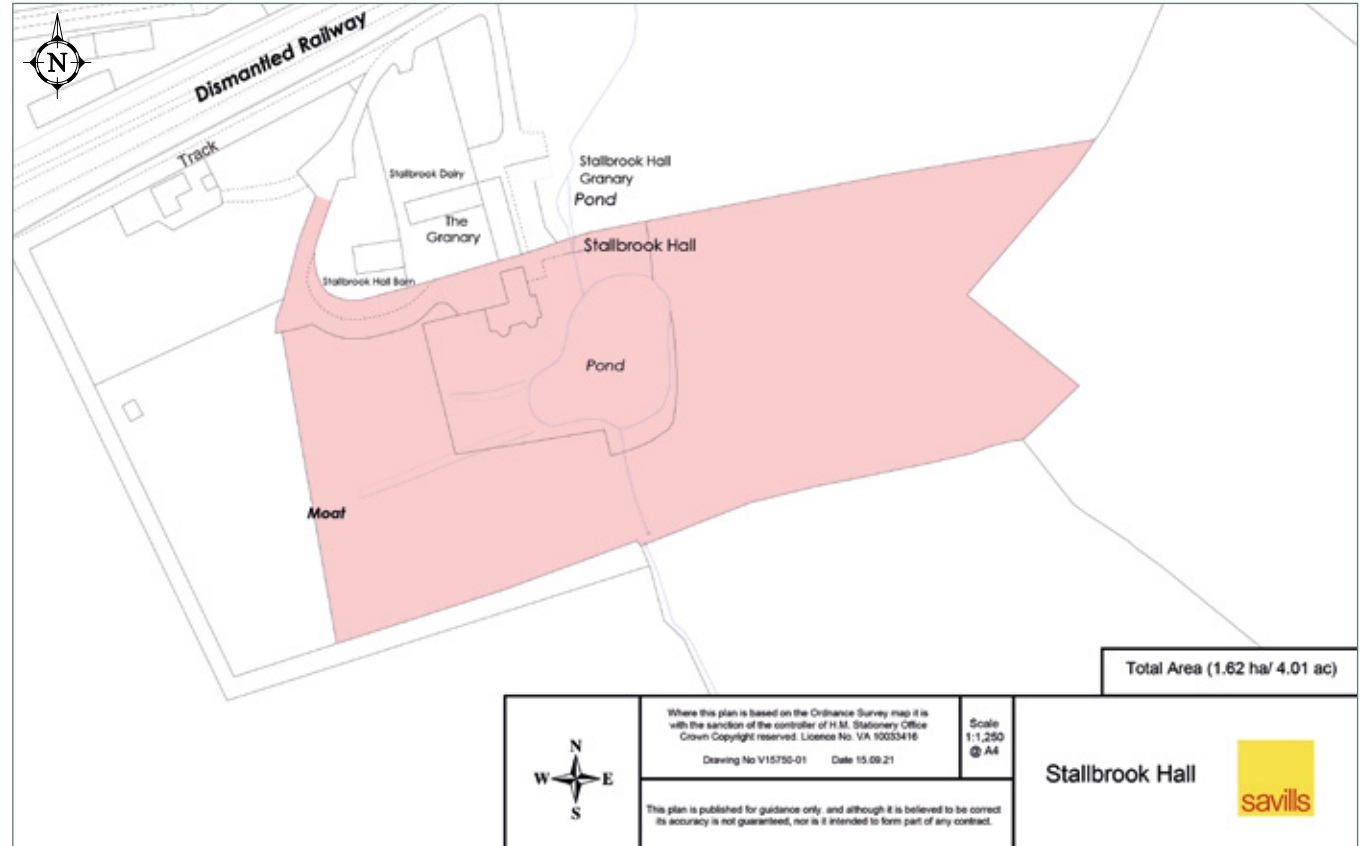
GARDENS AND GROUNDS

The property is approached by a private gravelled driveway, flanked with post and railed fencing and herbaceous beds which sweeps past one of the paddocks to a parking area revealing the attractive façade. A laurel and beach hedge borders the parking area offering privacy. There is a useful garden store / boiler room access from outside.

The enchanting garden is predominantly laid to lawn with a beautiful spring-fed lake which attracts a variety of wildlife including kingfishers and egrets. The outlet for the water is a real feature with water cascading into the stream. Rose and clematis creep up the handsome south facing façade where there is a lovely terrace, ideal for alfresco dining.

There is a further terrace which can be accessed from the utility room and this leads to the kitchen garden which has a raised bed, planted with a selection of tomatoes, carrots, beetroot and runner beans to name a few. There is also a greenhouse and garden shed.

There are two paddocks situated behind the garden, one with a selection of fruit trees including apple, pear, damson, plum and greengage. They are bordered with a mixture of post and railed fencing and mature hedges and trees.



HISTORY

Believed to date from the 14th century Stallbrook Hall was formally part of Lord Staffords estate and was surrounded by a moat. The hall has been considerably altered and its present outside appearance dates from 1745.

In the 16th century it was the seat of the Bowyer family of Knypersley. In November 1593, Sir William Bowyer died and is buried in a handsome tomb in the family vault at Seighford Church.

Stallbrook Hall was the birthplace of Richard Cocks who sailed to Japan in 1613 and was leader of the first trading mission between Britain and Japan. Gifts from the Edo Shogunate were sent back on the return journey of the ship to England for King James 1st. These included a magnificent suit of Armour which is displayed in The Tower of London. The reference to his "exploits" were as a spy both in Europe for ten years and then a further ten years in Japan. He died aboard ship and was buried at sea on his return from Japan to England. The King stated "He hath done His Majesty good service in foreign parts" It is recognised the King also intended to award Richard for his service.

In 1997, the property was purchased and completely renovated to an exemplary standard and was presented the Coveted Conservation Award in 2002.

GENERAL REMARKS AND STIPULATIONS

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.

Directions

From Newport take the A518 heading towards Stafford and continue for about 9.5 miles, before turning left signposted for Derrington. Continue through the village of Derrington and after about 0.4 miles turn left on to Crossing Lane. After approximately 350 yards bare left. Continue up the lane and the driveway to Stallbrook Hall is on your left hand side.

Tenure

Freehold

Services

Mains water, electricity and gas. Private drainage.

Local Authority

Stafford Borough Council. Band D.

Agent note

Please note that there is restrictive head height in some of the doorways.

FLOOR PLANS

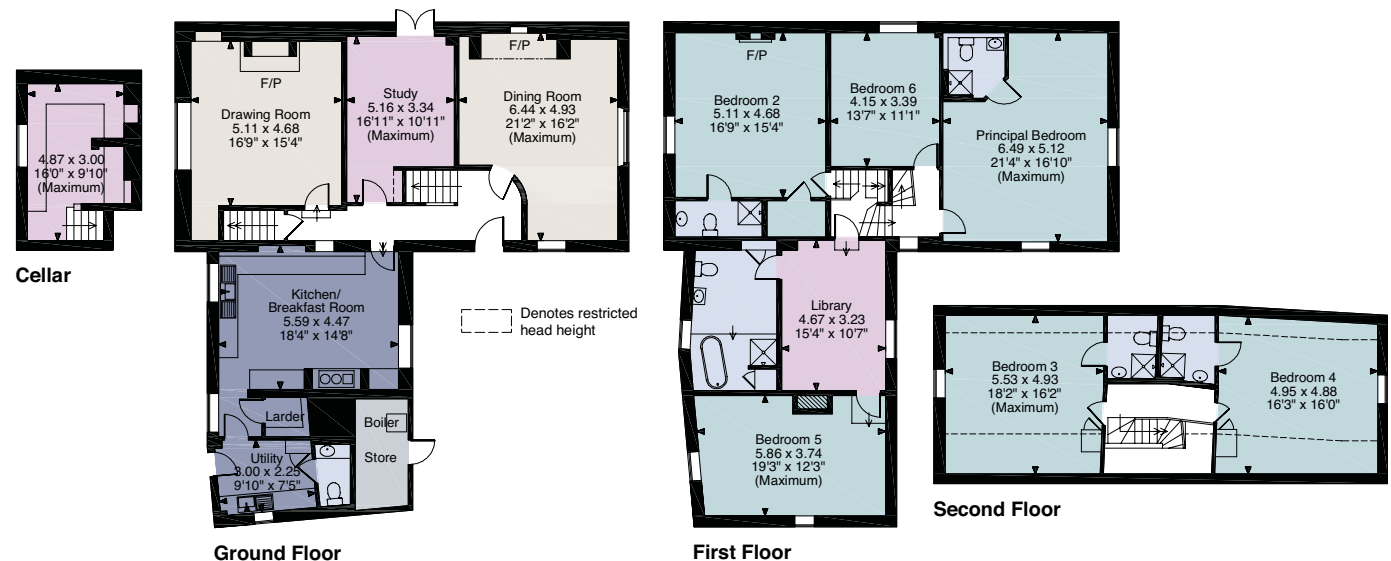
Gross Internal Area (approx)

Main House = 3,399 sq ft / 316 sq m

Store = 60 sq ft / 6 sq m

Total = 3,459 sq ft / 321 sq m

For identification only. Not to scale.



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.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared : September 2021. Photographs taken : September 2021

