Tinsley Garner
independent property expertise



Farm Cottage, Yarnfield Lane, Stone, ST15 0NE

3 3 2

Asking Price £400,000

Farm Cottage forms part of Darlaston Grange Farm which is a beautifully crafted re-imagination of a traditional red brick Georgian Farmhouse in a rural setting to the West of Stone, seemingly miles from anywhere and yet just a little over a mile from Stone town centre. The property is a lovely three storey cottage set in its own private courtyard garden to the rear of the main farmhouse. Offering good size accommodation arranged over three floors which successfully blends modern convenience with traditional period features.







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The Property
Farm Cottage forms part of Darlaston Grange Farm which is a beautifully crafted re-imagination of a traditional red brick Georgian Farmhouse in a rural setting to the West of Stone, seemingly miles from anywhere and yet just a little over a mile from Stone town centre. The property has been lovingly restored and is converted into 3 self-contained units comprising; the main farmhouse together with two adjoining cottages and a courtyard of former barns which are in the process of being converted into residential units.

Farm Cottage
Three storey self-contained cottage which is located to the rear of the farmhouse. Beautifully restored retaining many original features offering spacious accommodation arranged over three floors. Comprises; Sitting room with exposed beams and inglenook fireplace with wood burning stove, adjoining dining area and open plan kitchen with an extensive range of Shaker style cabinets. First floor landing and two double bedrooms both of which have en-suite shower rooms. Second floor main bedroom with en-suite shower room. Outside space with walled garden to the front, side patio / garden and covered veranda to the rear. Reserved parking for several cars.

Outside
Darlaston Grange Farm is approached over a long drive leading from Yarnfield Lane, leading to a gravel parking area to the front of the house. Courtyard garden with plenty of space for outside living and a covered veranda at the rear of the house.

The Area
Darlaston Grange is located 1 mile to the west of the market town of Stone, which is a popular and vibrant town with a wide range of amenities and well known for its friendly atmosphere, independent shops and regular events, monthly farmer's market and annual food & drink festival. Stone Golf Club and The Wayfarer pub / restaurant are within walking distance of the property.

Just over 4 miles along the A34 are the spectacular Trentham Gardens where 725 acres of natural beauty and award winning gardens lie in await of exploration, as is the glorious ancient woodland, a unique outdoor shopping village and regular events.

Minutes away from the A34 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford and 10 mins from Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within a hour drive.

General Information

Services; Mains water & electricity. Drainage is to two septic tank shared between the three properties.

Central Heating; Each of the properties has independent oil fired central heating.

Tenure; Freehold

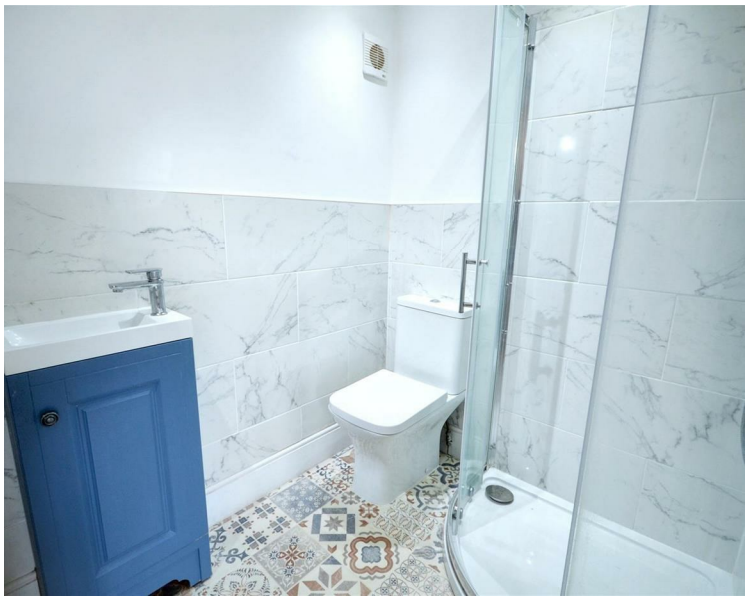
Council Tax Band F

Viewing by appointment

Freehold asking price £425,000

For sale by private treaty, subject to contract.
Vacant possession on completion





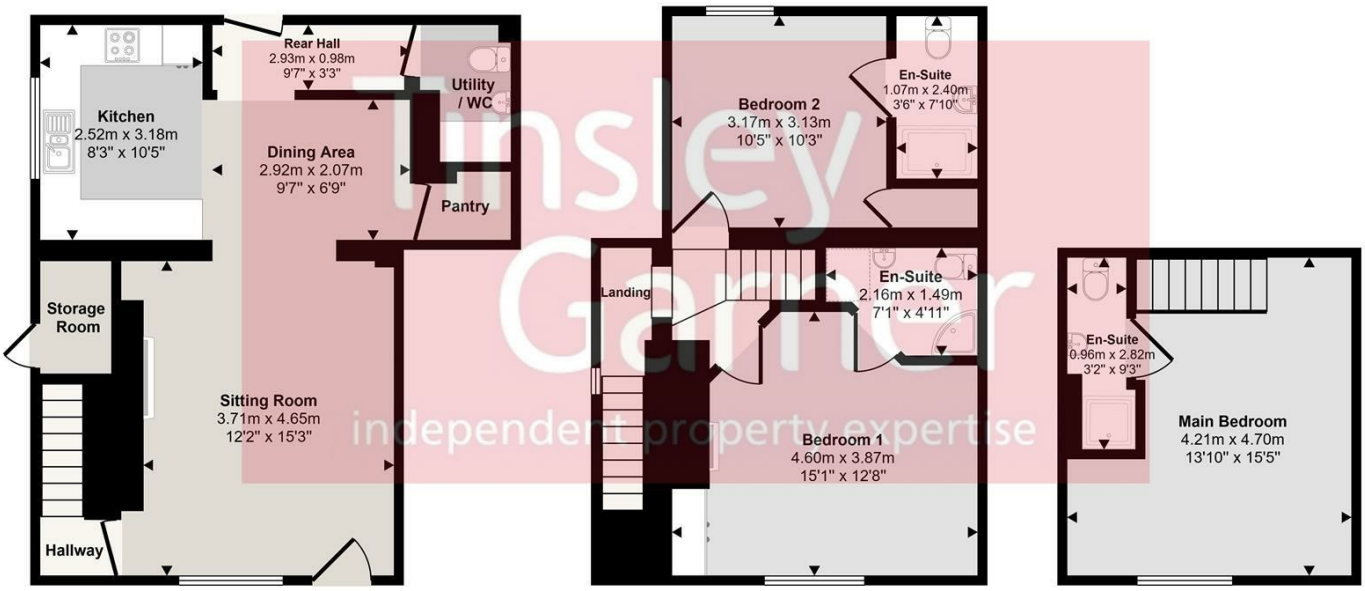








Approx Gross Internal Area
110 sq m / 1186 sq ft



Ground Floor
Approx 48 sq m / 519 sq ft

First Floor
Approx 42 sq m / 452 sq ft

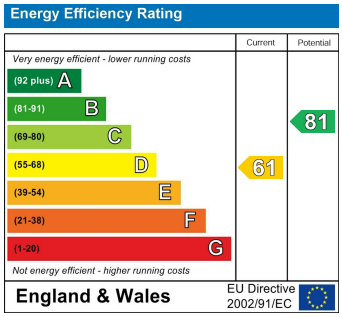
Second Floor
Approx 20 sq m / 215 sq ft

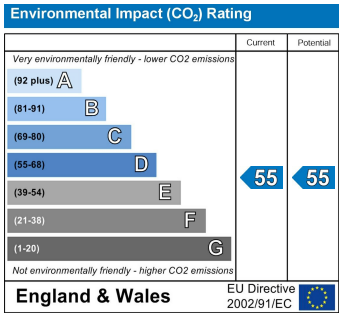
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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