



Moss Lea Farm, Hilderstone, Staffordshire

**Tinsley
Garner**
independent property expertise



A fabulous family home in a lovely rural setting. Moss Lea Farm is set in private gardens and paddock extending in total to approximately 2 acres in a secluded, but not isolated location one mile from Fulford village. The house has been extensively re-modelled and upgraded during its present ownership and offers spacious accommodation which is appointed to a high standard throughout, featuring oodles of living space, kitchen with space for casual dining, four double bedrooms and an elegant sufficiency of three bathrooms. Step outside and you will discover beautifully kept gardens with adjoining paddock, together with a range of domestic outbuildings. Conveniently located about 4 miles from Stone and within easy reach of The Potteries, Uttoxeter and Stafford.

Enclosed Porch

Main entrance with oak front door. Inner door opening through to a spacious reception area.

Hallway

Welcoming reception area with oak staircase to the first floor landing. Open plan to the lounge and doors through to the rear hall and dining room.

Lounge

A spacious sitting room with bay window to the front of the house overlooking the garden and door through to the sitting room. Traditional style fireplace with oak surround, marble inset and hearth and open fire. Window seat to the bay. Radiator.

Sitting Room

A lovely dual-aspect living room with bay windows to two sides enjoying views over the gardens & paddock, French doors to the side opening to the patio area. Chimney breast with brick fireplace, wooden mantle and raised quarry tile hearth with wood burning stove. Window seat to the front bay window. Radiator.

Dining Room

A fabulous triple aspect formal entertaining room with bays to the front and side and French windows to the rear enjoying garden views all round. Herringbone pattern parquet oak block floor and chimney breast with traditional style fireplace with oak surround, granite inset and raised slate hearth with open fire. Radiator.

Rear Hall

Window to the rear overlooking the garden, below stairs store cupboard.

Cloakroom & WC

With a white suite comprising: WC & hand basin. Ceramic tiled floor and part tiled walls. Radiator.





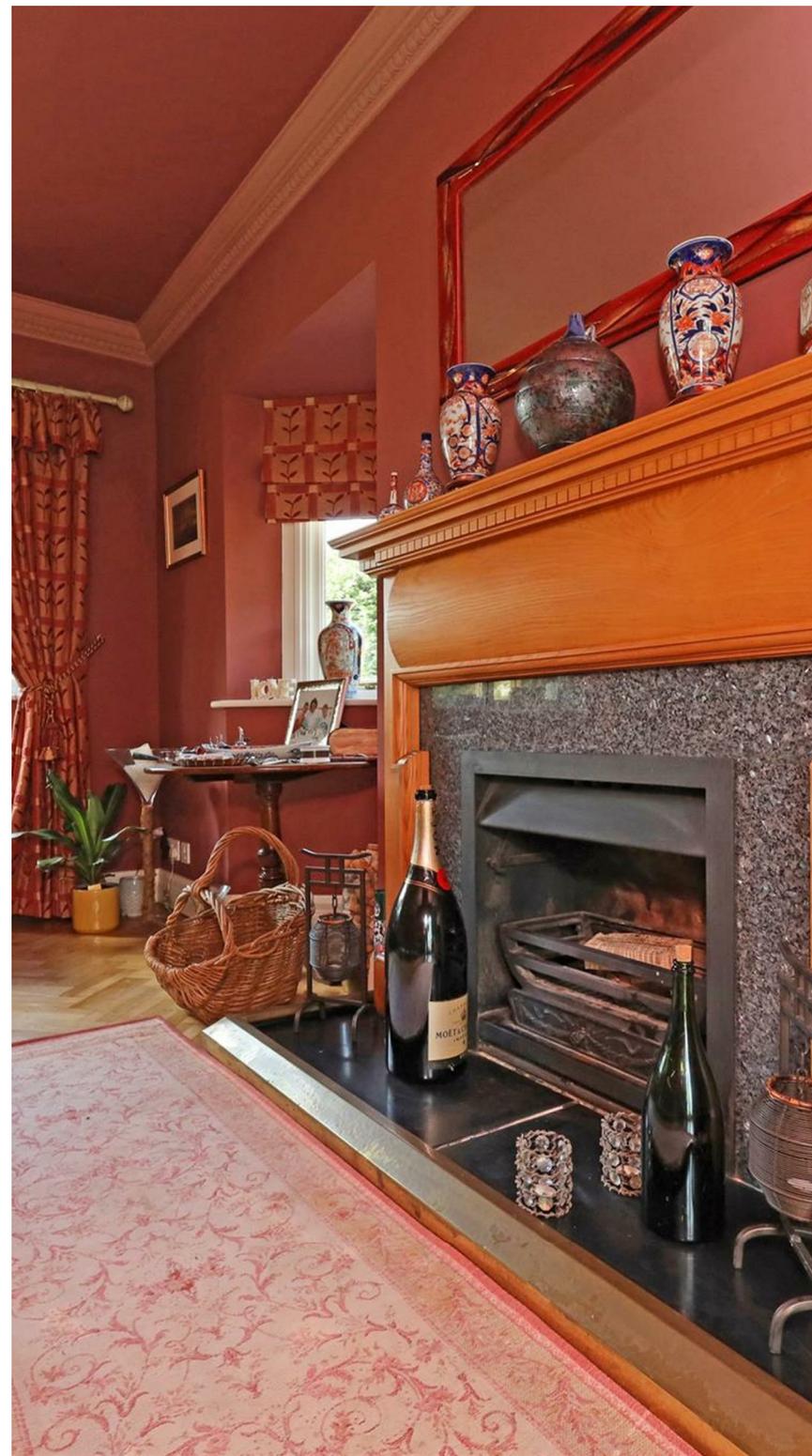
Kitchen
The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and contrasting black granite effect work surfaces extending to a breakfast bar with seating for 4. Fitted appliances comprise: Rangemaster range cooker with extractor hood over, fully integrated dish washer, refrigerator and freezer. ceramic tiled floor throughout and part tiled walls. Rear facing bay window with views over the gardens.

Utility Room
A large utility room with base cabinet and work surface, sink unit, plumbing for washing machine and space for a dryer. Quarry tile floor. Rear facing window and door to the porch. Adjoining cloakroom with WC and hand basin, floor standing Potterton oil fired central heating boiler.

Rear Porch & Store
Covered rear porch with door to a large walk-in store room.









Stairs & Landing

Oak staircase with barley twist spindles leading to a gallery landing with front and rear facing windows enjoying open country views. Access hatch to loft space. Radiator.

Main Bedroom

A large principal bedroom with windows to three sides enjoying fabulous open views. Recess dressing area with fitted wardrobes, dressing table and storage. Radiator.

En-Suite Shower Room

A stylish upgraded en-suite featuring a corner shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tiled floor and wall tiling to full height. Heated towel radiator.

Bedroom 2

Double bedroom with window to the front of the house. Fitted wardrobes to one wall. Radiator.

Shower Room

Adjacent to the second bedroom, featuring a stylish modern suite with corner shower enclosure with glass screen and thermostatic shower, vanity basin & WC.. Ceramic tiled floor and wall tiling to full height. Chrome heated towel radiator. Windows to the side and rear of the house.

Bedroom 3

Double bedroom with window to the rear of the house. Fitted wardrobes to one wall. Radiator.

Bedroom 4

Double bedroom with window to the front of the house. Fitted wardrobes to one wall. Radiator.

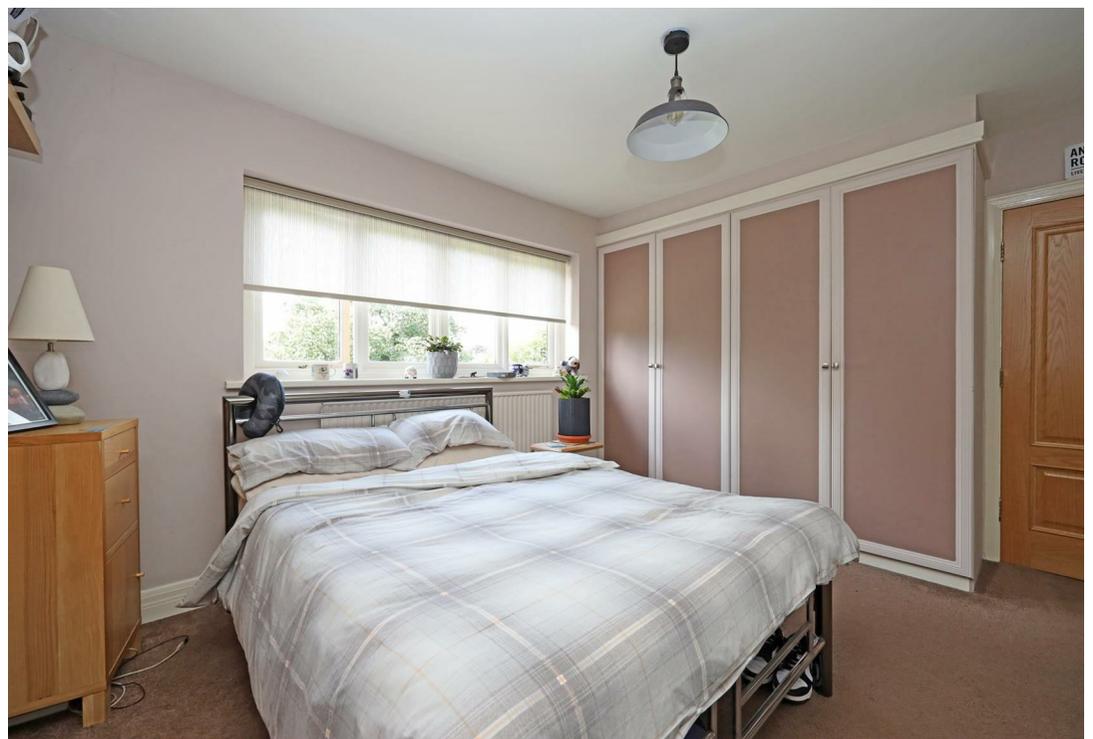
Guest Bathroom

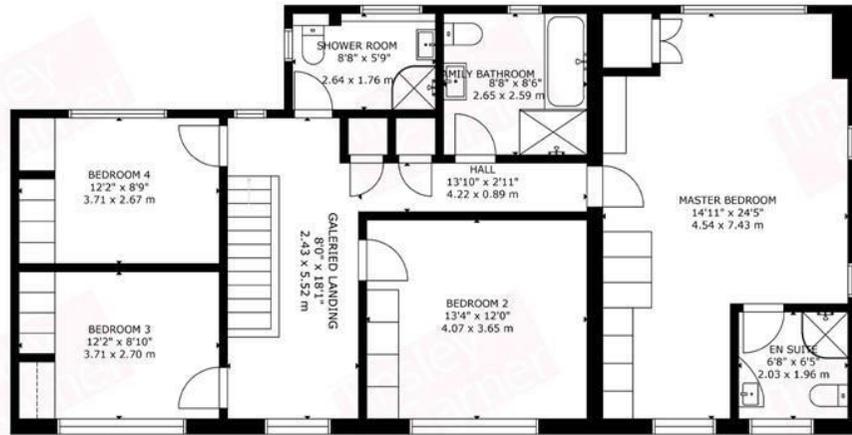
Featuring a white suite comprising: bath, walk-in wet room style shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tiled floor and wall tiling to full height. Chrome heated towel radiator. Window to the rear of the house.

Outside

Moss Lea Farm is discretely located hidden behind tall hedgerows on a quiet country lane close to the village of Fulford. The house sits centrally within its plot, in garden & paddock extending in total to 2 acres or thereabouts bordering farmland on three sides. The formal gardens are mainly lawn with matured borders and are separated from the paddock by wooden post & rail fencing. Several paved patio areas provide ample opportunity for outdoor living throughout the day.

The house is approached over a sweeping tarmac driveway and has extensive parking to the side and rear of the house. Former stable block built in rendered brick under a pitch tile roof featuring a garden store, wood store and stable. In addition there is a large corrugated metal shed,

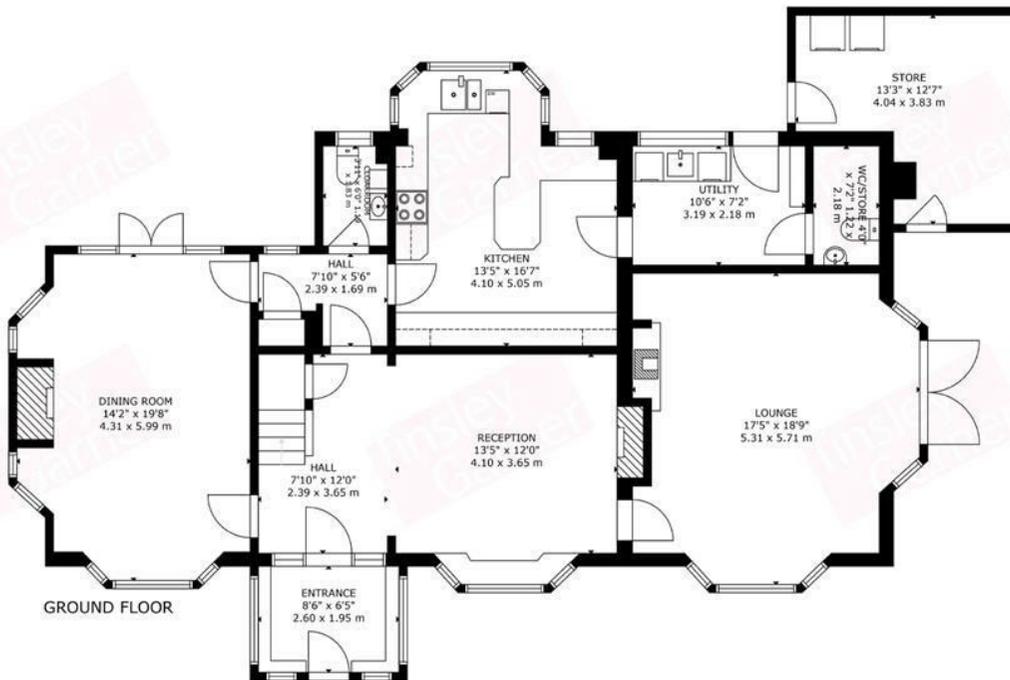
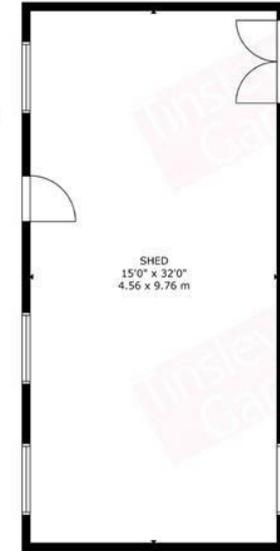




FIRST FLOOR



OUT BUILDINGS



GROUND FLOOR

General Information

The house is discreetly located in a leafy lane a little over a mile from Fulford village, where there is primary school, village hall and a popular local pub.

Countryside walks are on the doorstep and just over 7 miles away 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. the Staffordshire moorlands and Peak District are within 40 minutes drive.

Minutes away from the A34, A50 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.

Services: Mains water, electricity & drainage. Oil fired central heating.

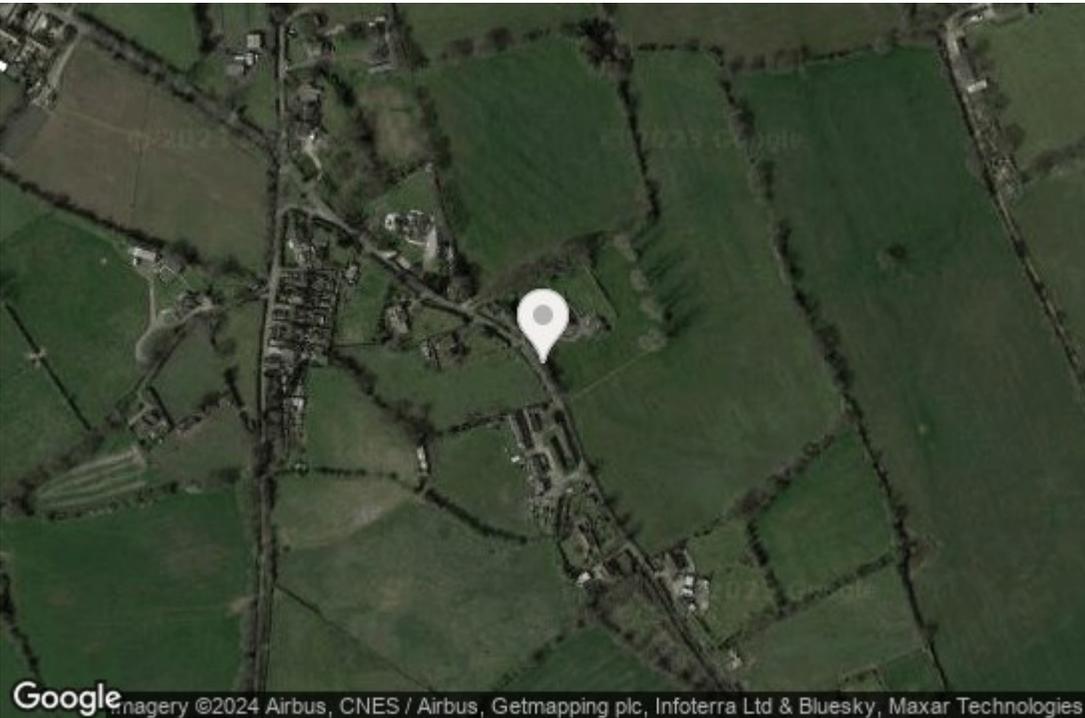
Council Tax Band G

Tenure: Freehold

Viewing by appointment

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

Freehold Asking Price
£1,100,000







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