Tinsley Garner
independent property expertise



Garden Lodge, Yarnfield Lane, Stone, ST15 0NE

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Asking Price £425,000

Garden Lodge 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 properties. Garden Lodge occupies a prime position within the development, with large lawn gardens looking out over the neighbouring farmland and is accessed over a long driveway off Yarnfield Lane. Spacious accommodation which blends modern convenience with tradtional period style.







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The Property
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Garden Lodge
A characterful cottage located at the side of the main house with views across the gardens and adjoining farmland. Featuring; spacious entrance hall with double height ceiling and exposed beams, dual aspect sitting room with tall vaulted ceiling and part exposed A-frame, period fireplace with wood burning stove and French doors to the garden. Study with exposed brickwork to two walls and original bread oven still in-situ. Smart open plan kitchen / dining room with a range of painted shaker style cabinets and French doors opening to the gardens. Adjoining utility room which has plumbing in-situ to create a further bathroom if required. Upstairs there is a main bedroom with en-suite shower room, further double bedroom and separate shower room. Gardens to the front and side and reserved parking.

Outside
Darlaston Grange Farm is approached over a long drive leading from Yarnfield Lane, leading to a gravel parking and circular turning area to the front of the house. Garden Lodge has a large garden bordering farmland with open views.

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
109 sq m / 1176 sq ft



Ground Floor
Approx 72 sq m / 780 sq ft

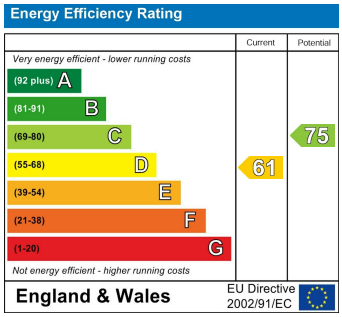
First Floor
Approx 37 sq m / 396 sq ft

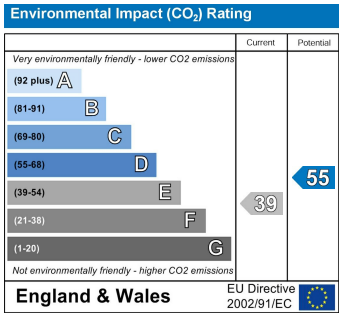
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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









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