

# Moddershall House

Moddershall, Stone, ST15 8TG

John  
German







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**£895,000**

A rare opportunity to acquire a substantial, traditional farmhouse standing in delightful gardens, grounds and paddock, all extending to approximately 1.3 acres. Together with a detached barn which is currently used as a garage and workshop, having permission to convert to a 3 bedroom residence.

An enclosed porch leading to an impressive reception hall which has stairs rising to the first-floor landing and off which leads a spacious dining room with window enjoying fine views over the gardens, and an inglenook style fireplace with a cast log burner which is also open to the charming sitting room. The sitting room boasts a bay window enjoying wonderful far-reaching views to the rear aspect. An inner lobby has a glazed door to the garden.

The downstairs cloakroom / shower room comprises a spacious shower, WC, and wash basin.

The kitchen is fitted with an excellent range of modern high and low level units with contrasting work surfaces and 1.5 bowl sink and drainer. Appliances comprise, induction hob with split-level adjacent double oven. Additionally, from the kitchen there is a particularly spacious store (3.7m x 5.6m) with vaulted ceiling, radiator and external doors to both front and rear.

Stairs rise to the first floor landing and off which leads to the spacious principal bedroom which has built-in cupboards and its own en-suite facility comprising double width shower, WC, pedestal wash basin and linen cupboard. There are two further double bedrooms, alongside a good-sized single.

The family bathroom is well appointed, having a P-shaped bath with shower and screen over, pedestal wash basin, low flush WC, and a bidet. Complimented by attractive tiling to the bath and basin.

Outside, is an exceptionally spacious driveway capable of parking numerous vehicles and a detached barn which currently provides two garages and an excellent workshop. The barn does have planning permission to convert into a three bedroomed separate residence, consent granted by Stafford Council – application: 08/10872/FUL and 09/12823/DCON. The permission is for a three bedoomed, two-storey barn conversion. This also has enormous potential not only for a private separate house but also as an air B&B (subject to necessary consents), as well as a lettings property.

Further, are extensive gardens with a fine boundary wall which is Listed, together with a variety of mature trees. Double wrought-iron gates lead to a tractor store, together with an L-shaped paddock to the rear, alongside further grounds to the side of the property and barn. The total site area extends to approximately 1.3 acres.

The delightful village of Moddershall has a classic village pub, The Boar Inn and is generally surrounded by lovely Staffordshire countryside. The thriving canal town of Stone is also within easy access.

#### Agents Notes:

-The property is situated within a conservation area and is noted as a building of Consequence.

-The trees we believe belong under a conservation order.

-The boundary wall is Listed. -There is no mains drainage or gas. Heating is via an LPG system.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

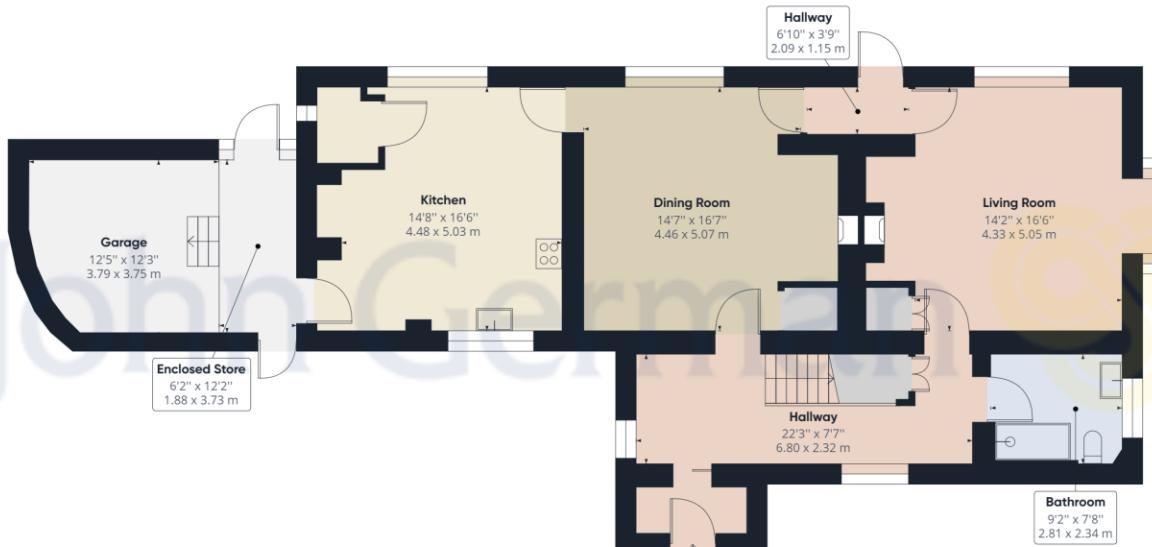
[www.staffordbc.gov.uk/planning-public-access](http://www.staffordbc.gov.uk/planning-public-access)

**Our Ref:** JGA/14032022

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band G







Approximate total area<sup>(1)</sup>

2383.43 ft<sup>2</sup>  
221.43 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Agents' Notes

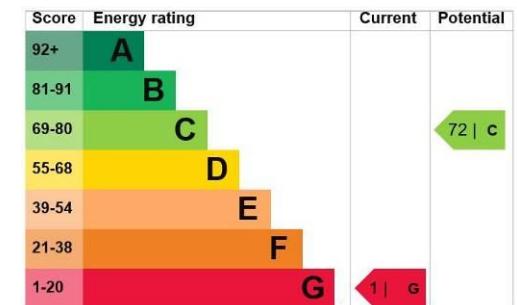
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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