

Dingle Lane

Hilderstone, Staffordshire, ST15 8SG

John 
German







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£645,000

Offered to the market with no upward chain is this five bedroomed, detached barn conversion with double garage situated in the desirable village of Hilderstone.

The Old Dairy, Hilderstone, is an impressive five bedroomed, detached barn conversion dating back to 1875 offering a wealth of character and charm throughout, including a beautiful Dutch barn.

The Dutch barn currently forms part of the main house but could be used as an annex if needed as it has its own private access.

Whilst the property has impressive history dating back to 1875, it has been converted by the current owners in 2001 to create the wonderful family home it is today. The village of Hilderstone is home to the Roebuck Village Pub and Village Hall, plus a choice of countryside walks within a few minutes' stroll. The village is also well placed for commuting to the nearby towns of Uttoxeter, Canal Town of Stone, and the Cathedral City of Lichfield. For local schooling, The Old Dairy falls within the catchment area for Green Lea First School in Milwich, and the Alleynes Academy in Stone.

Upon entering The Old Dairy, you are welcomed by the entrance hallway having stairs rising to the first floor landing and access to the ground floor accommodation.

Immediately to your right, you are greeted by the first of many versatile reception rooms which is currently being used as a home office and offers a great space for those looking to work from home.

There is a welcoming living room with a beautiful brick-built fireplace housing the open fire, timber beams to the ceiling, carpeted flooring, and windows to both the front and rear aspects. This is a fantastic space for entertaining family and friends.

The spacious kitchen/diner has exposed brickwork to the walls, timber beams and inset spotlights to the ceiling. The kitchen is fitted with an extensive range of base and wall units, separate island unit, windows to the front and side elevations, plus French doors leading out onto the garden.

From the kitchen, access leads to the useful utility room which in turn leads to the impressive cinema room having vaulted ceilings and exposed beams, together with beautiful Herringbone designed flooring, separate Music Room, plus windows and door to the side elevation leading out to the garden.

From the living room, a corridor leads to a contemporary ground floor shower room, as well as the garage. Stairs then rise to the converted Dutch Barn where there is a very generously sized double bedroom completed with its own en-suite bathroom.

To the first floor of the main house, there are four further bedrooms with three of which being good sized doubles and the other a single.

The master bedroom further benefits from its own en-suite shower room.

The family bathroom serves all remaining bedrooms.

Outside there is off-road parking for several vehicles which also provides access into the double garage within the Dutch Barn.

To the rear of the property is a delightful, enclosed, mature garden having a variety of shrubs and plants, a patio seating area, and a lawned garden.

Agents Note:

-The boiler was installed in 2016 and last serviced 31st Oct 2022

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

Services: Mains water, drainage, electricity and gas 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

www.staffordbc.gov.uk/planning-public-access

Our Ref: JG/A14112022

Local Authority/Tax Band: Stafford Borough Council / Tax Band F











GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 and Messrs. John German nor any person employed has any authority to 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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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