

Stubwood Lane

Denstone, Uttoxeter, ST14 5HU

John German





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£1,150,000

Attractive farmhouse providing extended family sized accommodation occupying a beautiful plot extending to approx. 6 acres in total including farmbuildings with development potential. Enjoying fabulous far reaching views over the surrounding countryside.



An extremely rare opportunity to purchase a beautiful farmhouse enjoying stunning far reaching views over rolling Staffordshire and Derbyshire countryside, as far as Cannock Chase in one direction and the Weaver Hills opposite. Owned by several generations of the same family over the years, in 2008/09 the current owners carried out an extensive refurbishment programme which included rebuilding and modernising a substantial part of the original house. (Please see Agents note regarding Planning towards the end of these details). Ideal for anyone looking for a smallholding or for equestrian potential as there is presently a steel frame livestock shed and a detached brick built former parlour, currently used as storage but could easily be adapted to stabling. Alternatively, it could be converted into ancillary accommodation (subject to obtaining the necessary planning permissions). The total plot extends to approx. 6 acres comprising gardens, orchard, chicken run, enclosed grassland paddocks.

The delightful farmhouse itself provides space, light and flexible accommodation suitable for families of all ages plus multi-generational families. Combining peace and tranquillity with convenience being set back from Stubwood Lane at the end of a long drive, located on the rural outskirts of the highly desirable village of Denstone. The village amenities include the award winning Denstone Hall Farm Shop, schools including Denstone College, The Tavern public house and restaurant, village hall, church, tennis courts and bowling green. Several nearby footpaths bypass through the stunning surrounding countryside and the lakes found at the front of the world headquarters of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A traditional oak framed and tiled storm porch has a part glazed door opening to the entrance porch, an ideal place to kick off those boots and coats, having a quarry tiled floor and quality doors leading to the spacious ground floor accommodation, a useful utility/wash room and further built in storage cupboards.

The lovely main hall has an oak floor and beautiful staircase rising to the first floor. Three side facing windows provide an abundance of light and quality doors lead to the living space and to the guest's WC.

The real hub of the home in the daytime is the delightful open plan living dining kitchen having an extensive range of base and eye level units with granite worktops and complimentary oak breakfast bar, inset 1.5 sink unit set below one of the two front facing windows, space for a range stove and integrated appliances. There is ample space for dining furniture and soft seating, oak flooring and an abundance of natural light is provided by windows and patio doors opening to the garden.

In the evening the comfortable living room/snug has a focal fireplace with log burner set on a brick hearth plus a timber beam mantel and oak flooring.

To the rear of the property there are two further separate reception rooms, one an ideal study or den and the other a sitting room with patio doors leading to the conservatory that in turn opens to the garden.

To the first floor the extremely pleasant landing has space for seating and enjoys ample natural light provided by three windows. There is a built-in double airing cupboard and access to a useful loft space via a fitted pull down ladder.

Quality doors lead to the six double bedrooms all being light and airy and enjoy far reaching views. The two bedrooms positioned to the front of the property share a connecting lobby which also provides access to the superior fitted shower room that has a modern three-piece suite, tiled walls and a plain glass window taking advantage of the far reaching views.

Completing the accommodation is the luxury family bathroom which too has a modern white suite incorporating both a deep panelled bath and a separate large double shower cubicle, again with plain glass window enjoying views.

Outside - The lovely farmhouse is set in a total of approx. 6 acres having a garden laid to lawn at the side of the property with borders and well stocked beds alongside a private patio providing an ideal entertaining area enclosed by an established hedge and gates. A further adjoining vegetable garden provides space to grow your own produce. On the opposite side of the property is a tiered area with well stocked borders.

A rear yard giving access to the extremely adaptable brick built former cowshed measuring 20.7m x 4.9m (approx. 102 square metres-about 1100 sq.ft gross internal floor area). Beside is the steel framed livestock shed (approx. 14.8m x 8.8m, approx. 135 sq.metres – about 1450 sq.ft). Both buildings provide scope for conversion into ancillary accommodation, stabling for horses or even a holiday let enterprise (subject to obtaining the necessary planning or Class Q permissions).

A collecting yard and feeding area measures a further approx. 3.27m. There are also a variety of further sheds and outbuildings plus a useful brick-built workshop (4.51m x 2.19m) having power and windows.

The property and buildings are set amongst the adjoining grassland paddocks, orchard and enclosed chicken run, mostly enclosed by fencing and established hedges with interconnecting five bar gates. A right of access from Stubwood Lane (denoted by the shaded area on the plan) leads to a cattle grid and a tarmac drive through fields into a gravelled hardstanding providing ample parking for numerous vehicles at the front of the house.

Agents Note – The work carried in 2008/09 has a Certificate for Lawful Use, issued on 23rd August 2024, and a Certificate of Regularisation, dated 6th August 2024, re. Building Regulations. Further information is available on request.

what3words: windpipe.steam.safety

Tenure: Freehold, held on three separate Registered titles with various covenants and rights affecting the property (Further information is available on request but prospective purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Drainage is via a septic tank. Mains water and electricity (3 phase) are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. We understand various utility service pipes/conduits etc cross third party owned land to supply this property. The water pipe also serving two adjoining properties – further information is available on request.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffs.gov.uk

Our Ref: JGA/28032023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F











Riddings Farm, Stubwood Lane, Denstone, ST14 5HU





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3770.22 ft²
 350.27 m²

Reduced headroom

16.61 ft²
 1.54 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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