

Moat Farmhouse

Church Lane, Gayton, Stafford, ST18 0HL

John 
German





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£900,000



On instruction from Harrowby Estates.

A substantial period farmhouse set in approx. 8 acres requiring refurbishment located on the historic Sandon Estate. Occupying a stunning moated site which forms part of a Scheduled Ancient Monument, the residence comes with an extensive range of traditional stables and associated grazing land.

MAIN HOUSE & ANNEX - The reception hall has front and rear entrances and stairs gracefully rise to the upper levels. On the ground floor, there is an elegant drawing room with tiled open fireplace and enjoys a pleasant dual aspect. The impressive formal dining room has three deep sash windows enjoying magnificent far-reaching views and open fire and surround. There is a separate sitting room with open fire, windows having shutters and leading to the spacious farmhouse kitchen which has a traditional cast range. In addition, there is a spacious utility, separate WC and access to the cellars.

The annex has its own reception hall with stairs rising to the first floor and on the ground floor there is a living room and kitchen.

From the main reception hall there are steps up to a higher-level study with open fireplace and a window again enjoying stunning views and further steps leading to an additional room. Off the main first floor gallery landing leads seven spacious bedrooms of which two enjoy particularly glorious views towards the Sandon Estate. There are two separate bathrooms, one serving the main house and the other serving the annex.

The second floor has two large and particularly impressive attic rooms.

OUTSIDE - The property is approached via a shared private track adjacent to the church leading to the property's own private grounds. The extensive grounds to the front of the house are very spacious and give access to both the house itself and also to the very impressive and unspoilt range of traditional stables. The moated site extends to approximately 1.5 acres and the site forms part of the Scheduled Ancient Monument. A further field has a historic fish stew pond and off which all extends to approximately 6.7 acres.

Gayton is a delightful, unspoilt village surrounded by beautiful Staffordshire countryside yet convenient for commuting and modern-day life. The A518 provides easy access to the county town of Stafford and also the market town of Uttoxeter. The nearby A51 provides access to the cathedral city of Lichfield to the South and Stoke on Trent to the North. Stafford has an intercity railway station where there are regular services operating to London Euston of which some take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: There is no mains gas to the property. There is mains water and electricity.

Drainage is to a private system and we believe the purchasers of the property will need to install their own private system.

The wood fire central heating is non-functional.

There is a structural issue to the northwest roof truss.

The Estate intends to seek planning consent on the barns to the left of the shared drive.

The land and stables are subject to VAT.

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

Services: Mains 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

www.staffordbc.gov.uk

Our Ref: JGA/20112023

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









Floor 1 Building 1

Approximate total area⁽¹⁾

2165.65 ft²


201.2 m²

Reduced headroom

15.05 ft²

1.4 m²

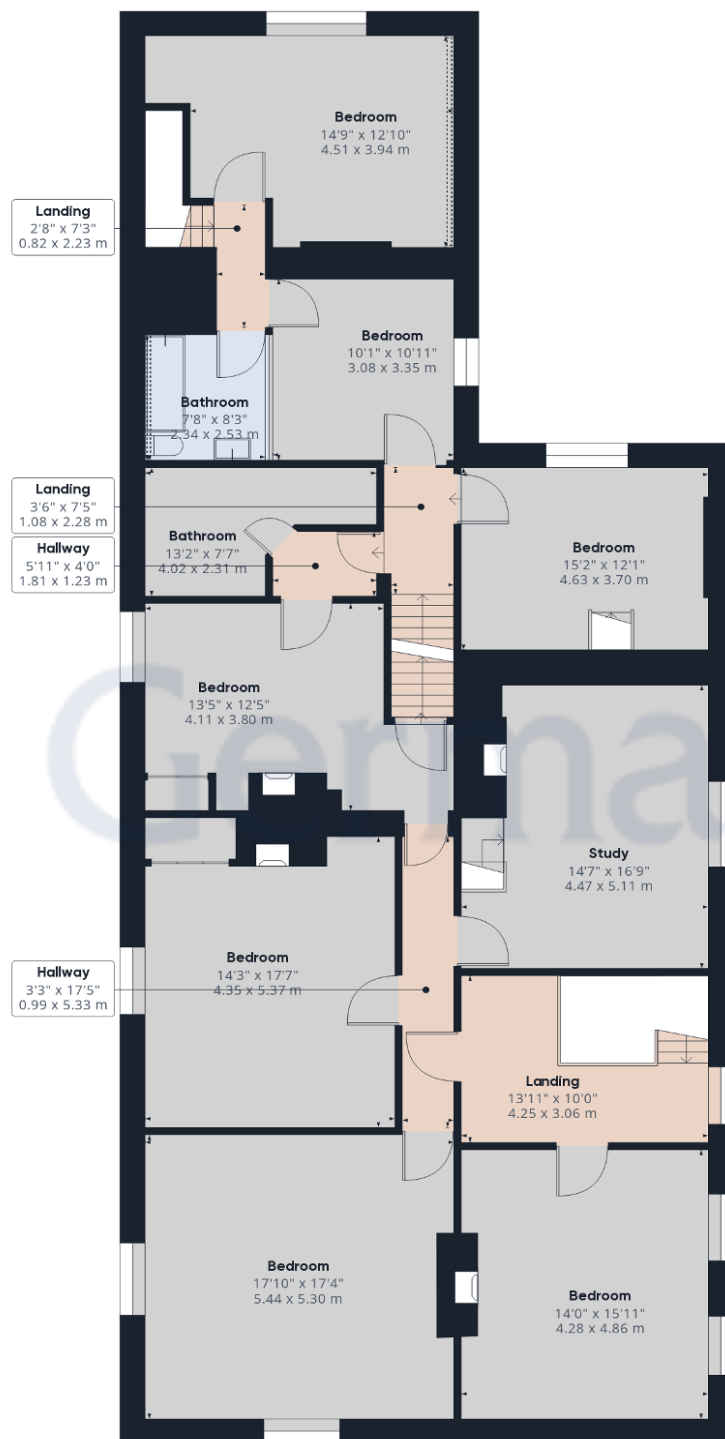
Excluding balconies and terraces

 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.

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Approximate total area⁽¹⁾

2083.48 ft²

193.56 m²

Reduced headroom

7.46 ft²

0.69 m²

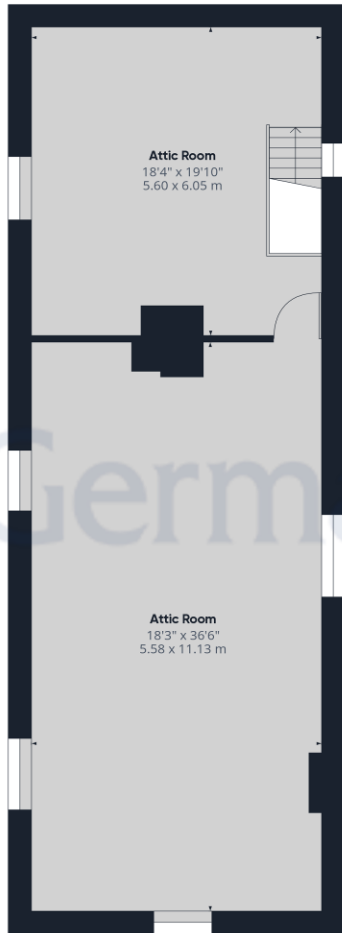
Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Floor 2 Building 1



Floor 3 Building 1

Approximate total area[®]
996.21 ft²
92.55 m²

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 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		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	



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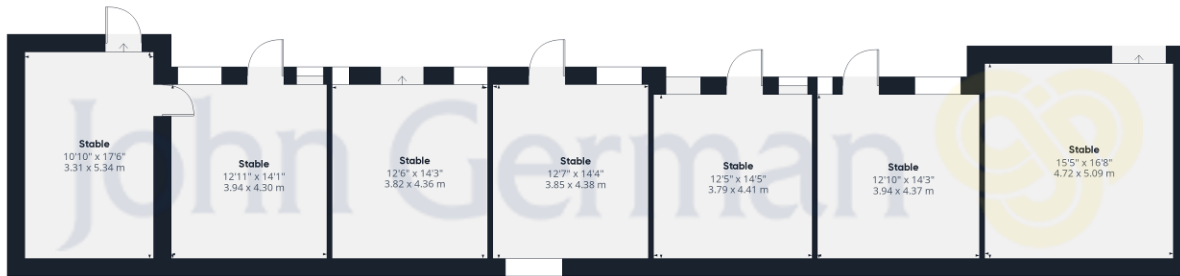
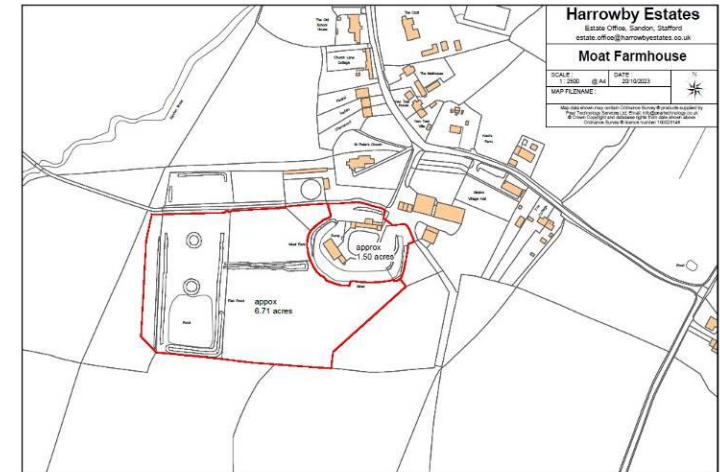
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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





Ground Floor Building 2

Approximate total area[®]
 1384.32 ft²
 128.61 m²

Excluding balconies and terraces

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