



Summerhill Farm, Stafford, ST18 0EL

Asking price £789,000

**Tinsley
Garner**
independent property expertise



A skilfully crafted re-imagination of a traditional country home. Summerhill Farm has undergone a complete 'back to brick' renovation with new oil fired central heating, electrics re-plaster & insulation throughout with full building regs. The house offers exceptionally spacious living accommodation extending to over 3700 sq ft with a brand new twenty-first century interior. The layout of the accommodation makes the property perfectly suited to multi-occupancy or holiday accommodation, and the rear wing could easily be used totally separately from the main house. In addition the farmhouse there is a detached pool house measuring 1050 sq ft with heated swimming pool which could easily be converted for alternative uses. Summerhill Farm is set in half an acre of established garden with farmland front and rear enjoying views as far as the eye can see. Extensive parking and a large two car garage / workshop. Rural location a little over a mile from Milwich village and within easy commuting distance of Stone, Stafford & Uttoxeter.

Summerhill Farm,

Stafford, ST18 0EL

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Specification

Bespoke kitchen / utility - all appliances included; integrated dishwasher , 5 ring hob, 2 integrated ovens , integrated microwave; appliances by Bosch ; granite / quartz tops. LED Spotlights. Slot in washing machine and dryer to the utility room.

Bathrooms - Nuance panelling , Geberit ware, Gerberit vanity units with quartz tops to each bathroom, Hans Grohe taps / shower fittings. Spotlights to all bathrooms with power to power to mirror and shaver point.

High efficiency double glazed windows by Listers

Cat 6 cable network throughout the property in readiness for optic fibre to the premises connection. Optic fibre is outside the property and awaits activation / connection.

TV cable networked to all bedrooms / living rooms.

Property fully alarmed; CCTV cameras to the outside.

Plaster cornice to ground floor rooms

Choice of Floor finishes throughout Included (choice subject to stage of construction)



Entrance Hall 7.11 x 3.63m (23'4" x 11'11")

A bright & spacious reception area with staircase to the first floor landing.

Drawing Room 7.51 x 4.43m (24'8" x 14'6")

Large living room with glazed panel double doors leading through from the entrance hall. Front facing aspect with open views, recessed fireplace with raised hearth and open fire.

Snug 4.43 x 3.91m (14'6" x 12'10")

A cosy sitting room with windows to the front and side of the house. Chimney breast with wooden mantle, raised hearth and wood burning stove.

Breakfast Kitchen 9.57 x 3.67m (31'5" x 12'0")

A huge open plan kitchen with ample room for a family size dining table. The kitchen features a range of Shaker style wall & base cupboards with painted cabinet doors and co-ordinating light grey granite work surfaces. Full range of integrated appliances complemented by an oil fired AGA range for the full farmhouse effect.

Rear Hall 2.87 x 2.42m (9'5" x 7'11")

Access through to the garden room & utility. Cloakroom with white WC & wash basin

Laundry 3.52 x 2.44m (11'7" x 8'0")

A large utility room which has a range of storage cabinets, work surface and sink unit. Floor standing Mistral oil fired central heating boiler.

Garden Room 4.22 x 3.63m (13'10" x 11'11")

Windows to the side of the house overlooking the side garden.

Inner Hallway

Leads through to the 'annexe' accommodation and store.

Store 3.55 x 3.38m (11'8" x 11'1")

The internal store room offers plenty of room to store all your stuff, Christmas tree et al.



Landing

Main Bedroom 4.41 x 4.21m (14'6" x 13'10")

The main bedroom has far reaching views to the front of the house looking out over Staffordshire.

Dressing Room

Adjoins the main bedroom with door through to the en-suite shower.

En-suite Shower Room

Fitted with a luxury suite comprising: walk-in shower enclosure with glass screen and thermostatic rain shower, wash basin in vanity cupboard & enclosed cistern WC.

Guest Bedroom

Large double bedroom with window to the side of the house

En-suite Shower Room

Walk-in shower enclosure with glass screen and thermostatic rain shower.

Dressing Room

A separate dressing room which features a wash basin in vanity unit & enclosed cistern WC.

Bedroom 3 4.41 x 3.90m (14'6" x 12'10")

Double bedroom with window to the front of the house enjoying far reaching views over Staffordshire.

Bedroom 4 3.23 x 2.40m (10'7" x 7'10")

A smaller double bedroom with window to the front of the house enjoying far reaching views over Staffordshire.

Family Bathroom

Fitted with a white contemporary style suite featuring: bath with wall mounted filler, corner quadrant shower enclosure with glass sliding screen and thermostatic rain shower, wall hung wash basin in vanity unit & WC.

Adjoining Annexe

The annexe adjoins the main house and is access through the rear hallway. This part of the house could easily be self-contained or used as part of the main house as additional living & bedroom accommodation comprising:



Living Room

A large living space with window to the side and French doors opening to the gardens

Sitting Room

Windows to two sides overlooking the gardens

Ground Floor Shower Room

Fitted with a luxury suite comprising: walk-in shower enclosure with glass screen and thermostatic rain shower, wash basin in vanity cupboard & enclosed cistern WC.

Annexe Bedroom

Spacious double bedroom with vaulted ceiling & exposed beams. Window to the side overlooking the gardens.

Gardens & Grounds

The house is set in large established gardens adjoining farmland to two boundaries and enjoys far reaching open views the front. Extensive parking and detached two car garage with light and power.

Swimming Pool

The heated swimming pool is housed in a separate building adjacent to the rear garden which has a changing room and three sets of French windows opening to the gardens. Adjoining plant room. If swimming is not your thing the pool building would be perfect for conversion to office accommodation, gymnasium or additional living accommodation (subject to planning)

General Information

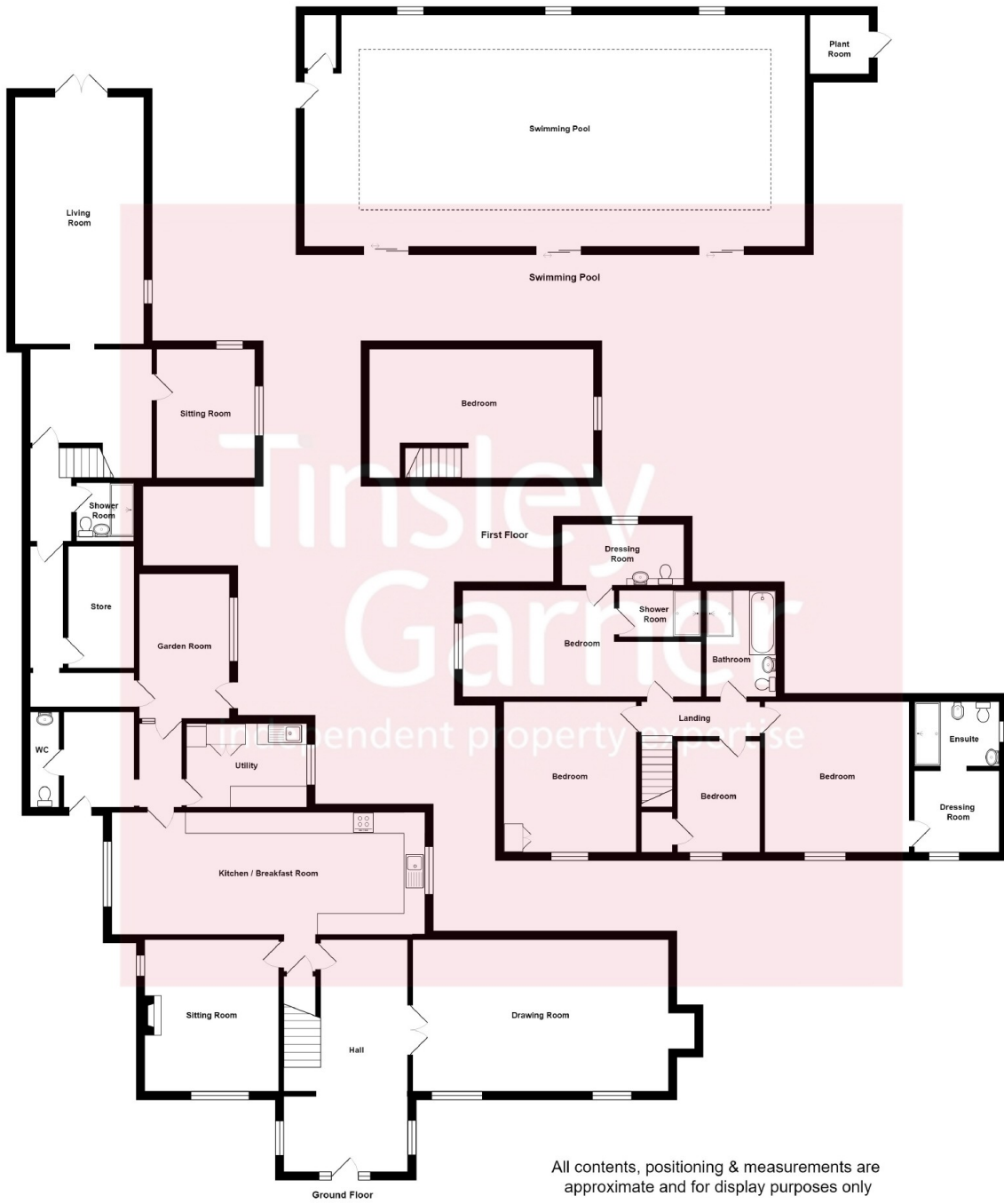
Services Mains water & electricity are connected. High speed Broadband connection available. Drainage is to a private system. Central heating to the main house and swimming pool is oil fired,

Viewing strictly by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion.







All contents, positioning & measurements are approximate and for display purposes only

