

# BARLASTON HALL

BARLASTON • STAFFORDSHIRE









  
Barlaston Hall  
**PRIVATE**  
The property is not open to the public.

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## BARLASTON • STAFFORDSHIRE

M6 (J15) 4 miles • Stoke-on-Trent 5.5 miles (London Euston 84 minutes)  
Newcastle-under-Lyme 6.9 miles • Birmingham 40 miles • Manchester 49 miles  
(Distances and time approximate)

*A Grade I Listed palladian house attributed to Sir Robert Taylor (1756)*



### House

Hall • Library • Saloon • Dining room • Inner hall • Kitchen/Breakfast room • Utility room • Stores • Wine store

Master bedroom suite and dressing room

3 guest bedroom suites • 5 further bedrooms • Family bathroom • 2 attic rooms

### Integral flat

Sitting room • Kitchen • Bedroom and Bathroom • Lower ground floor access

### Outbuildings/ grounds

Garaging • 3 stables/ stores • Garden room • Greenhouse/ orangery • Beautiful landscaped gardens and grounds

Main House and Flat = 1,399 sq m (14,414 sq ft)

Outbuildings = 176 sq m (1,895 sq ft)

Total = 1,515 sq m (16,309 sq ft)

**In all about 4.5 acres**

**For sale freehold**



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the brochure.





**Staffordshire**

Barlaston Hall is an architectural triumph that stands proudly on a wooded ridge above the valley of the Trent between the canal market town of Stone and just 5.5 miles from Stoke-on-Trent which provides for local amenities and day to day facilities.



Schooling in the area includes: St Dominic’s Priory School, Newcastle under Lyme School, Stafford Grammar School, Yarlet School, Roch House Prep School and Abbots Bromley School for girls. Shrewsbury School and Moreton Hall are slightly further afield but within easy reach.



Communications – the A34, M6 (J15 Northbound and J14 Southbound) provide excellent connections to the



wider motorway network including the M40, M5, M62, and M54.

By rail there are main line trains to London Euston that take approximately 84 minutes from Stoke-on-Trent.



Barlaston is ideally placed for quick access to both Manchester City airport (41 miles) and Birmingham Airport (50 miles)



There is no shortage of sporting activities in the area including Golf at Barlaston Golf Club, Trentham, Trentham Park and Beau Desert.



Hunting is with the North Staffordshire and there is horse racing is at nearby Uttoxeter.









## Barlaston Hall

### The history

Barlaston Hall was built in 1756-58 by the notable architect Sir Robert Taylor for a local lawyer by the name of Thomas Mills. The house was built as a place for entertaining guests and it still serves this purpose today. The house was constructed to replace a previous manor that had been owned by Mills' late wife. Barlaston Hall is built of red brick and features many of Taylor's trademarks including octagonal glazing within the sash windows. The hall remained in the Mills family until Rosamund Mills who was the co-heiress married Ralph Adderley in 1816. Their son, Ralph Thomas Adderley was High Sheriff of Staffordshire in 1866 and died in 1931. At the time the estate was some 380 acres and was put up for sale in 1937 and was bought by the world famous Wedgwood pottery company who set about creating a model village for its workforce nearby.

The house became the Wedgwood Memorial College until the building was endangered by coal mining operations and a geological fault caused serious structural damage and subsidence. The college

soon moved out and the property was left to decay. Wedgwood made two applications for the Grade I listed building to be demolished and this sparked one of the most talked about conservation 'causes célèbres' of the 20th century. SAVE Britain's Heritage (SAVE) a conservation group that champions the cause of decaying country houses stepped in and to buy Barlaston for £1 whilst the National Coal Board (NCB) offered to finance the subsidence damage and preventative works needed to protect the building. The NCB later reneged on their offer and a judicial review and input from the Secretary of State for Environment was needed to force their hand. Further grants from English Heritage, The Historic Buildings Council, the Manifold Trust and a loan from The National Heritage Memorial Fund allowed the works to be completed in the 1990's.

The building was bought in 1992 by the current owners who undertook the task of restoring the interior of the property as it was conceived by Sir Robert Taylor. Today, Barlaston Hall is once again a beautiful family home.









## The house

Barlaston Hall is approached from the village lane through a wrought iron fence and gateway to a gravelled drive that sweeps to the front door. Steps lead up to the central doorway which has pilastered and pedimented surrounds and opens to the main entrance hall which is a beautiful Doric hall with a high ceiling, attractive denticulate corncing and has a number of doors leading off. At the core of the house is the stairwell hall from which the principal reception room radiate. The library and dining room are of equal size with symmetrical bay windows. The Library is south facing with views over the garden and features beautiful built-in mahogany fronted book shelves whilst the dining room is north facing and benefits from an array of meticulously restored Rococo plasterwork. The saloon is a lovely bright, light room with a bow window offering far reaching views over the surrounding parkland and across the Trent valley. All four reception rooms' benefit from large fireplaces (3 with log burners).

A small inner hall adjacent to the stairwell hall has stairs that lead down to the 'working' parts of the house. The lower ground floor has an excellent layout for family use with doors directly out to the garden and the main court/ parking area. The principal room on the lower ground floor is a vast kitchen/ breakfast room with bespoke fitted units, Aga, central island and an open plan dining and sitting area with a walk in pantry leading off. The remainder of the lower ground floor comprises an inner hall with staircase, a large laundry/boot room, store room, wine cellar and a self-contained flat.

**The Flat** - The self-contained flat comprises a double bedroom and bathroom with hall/ study area and a living room with a kitchen off.















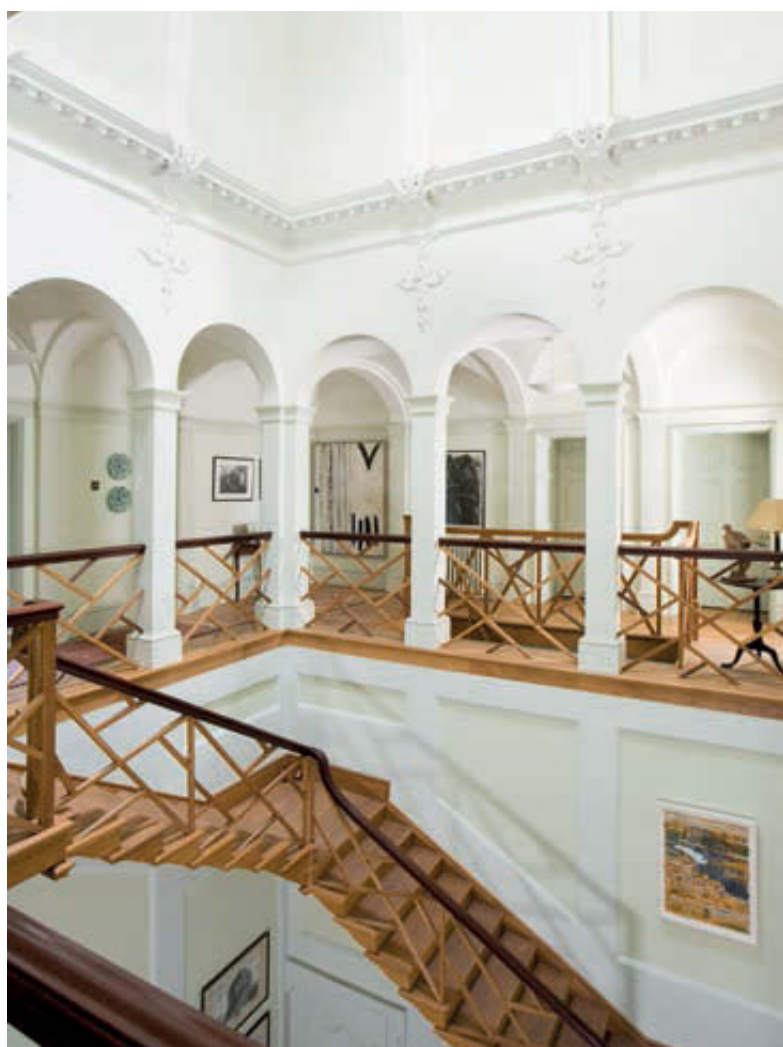












The bedroom accommodation at Barlaston Hall is reached via the main stairwell hall that features a restoration of the original cantilevered staircase designed by Sir Robert Taylor in the Chinese Chippendale style. The staircase that rises through the house and is capped with a classical domed skylight. All of the bedrooms are of good sizes as you would expect.

The first floor has a wonderful galleried landing that surrounds the stairwell and leads to 4 bedrooms including the master bedroom suite and a further bedroom that is currently serving as a study.

The second floor comprises 4 further bedrooms and 3 bathrooms with a sitting room that could be converted to further bedroom accommodation if necessary. There are also 2 further attic rooms accessed via a small staircase that leads to the roof.

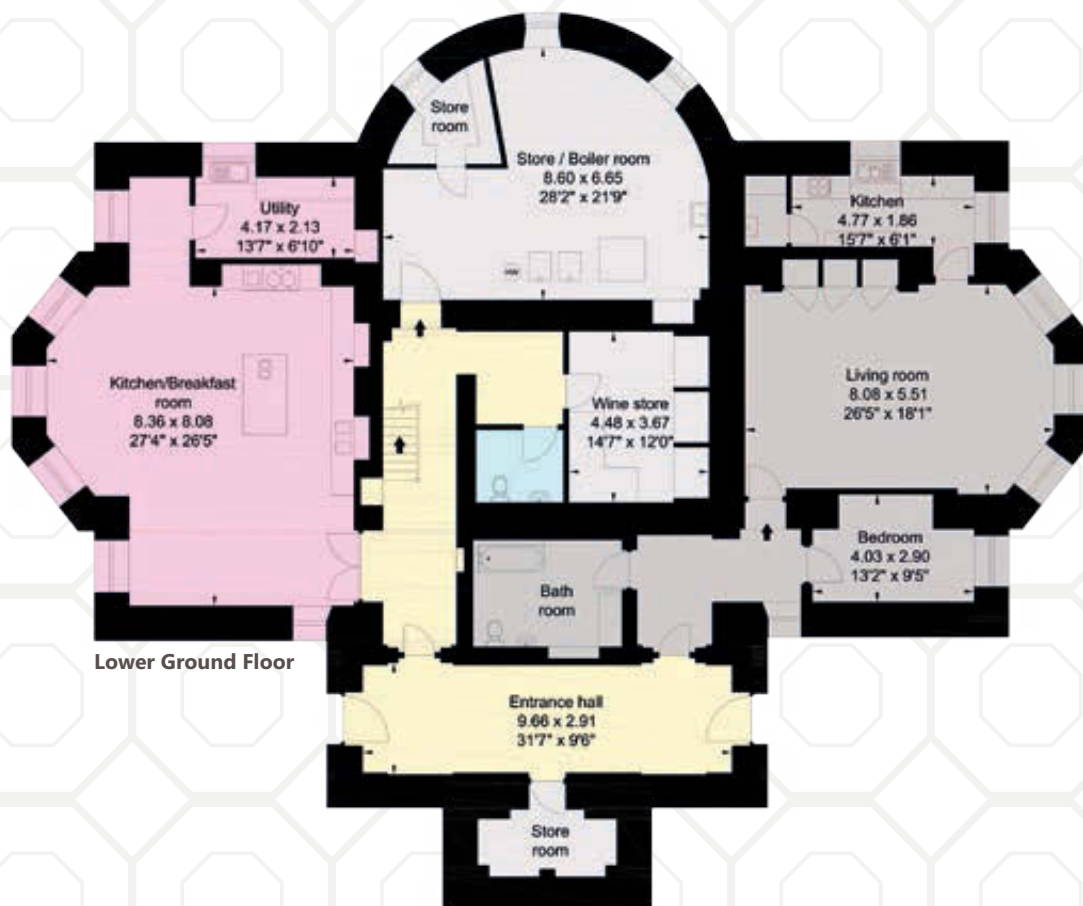
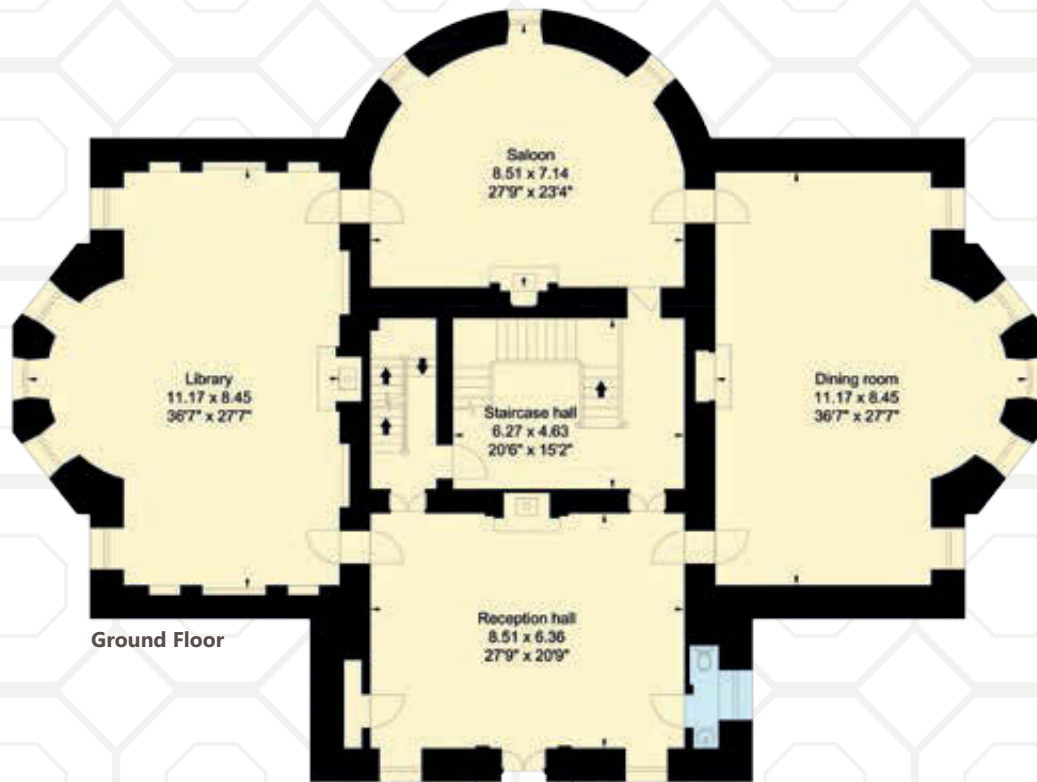
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Flat

### Approximate Gross Internal Floor Area

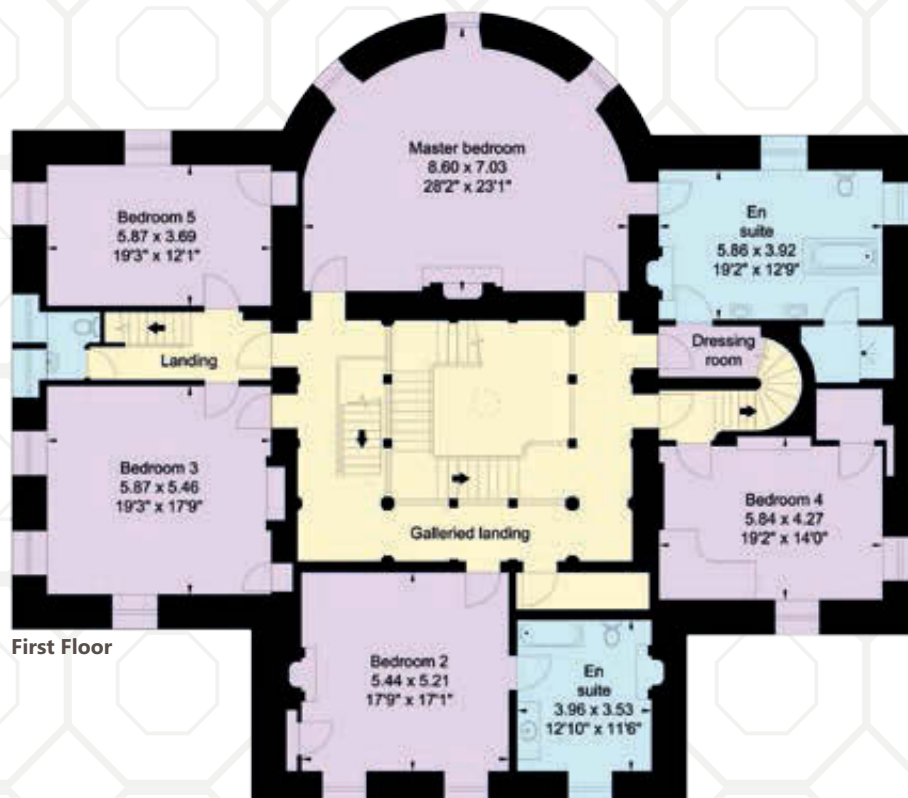
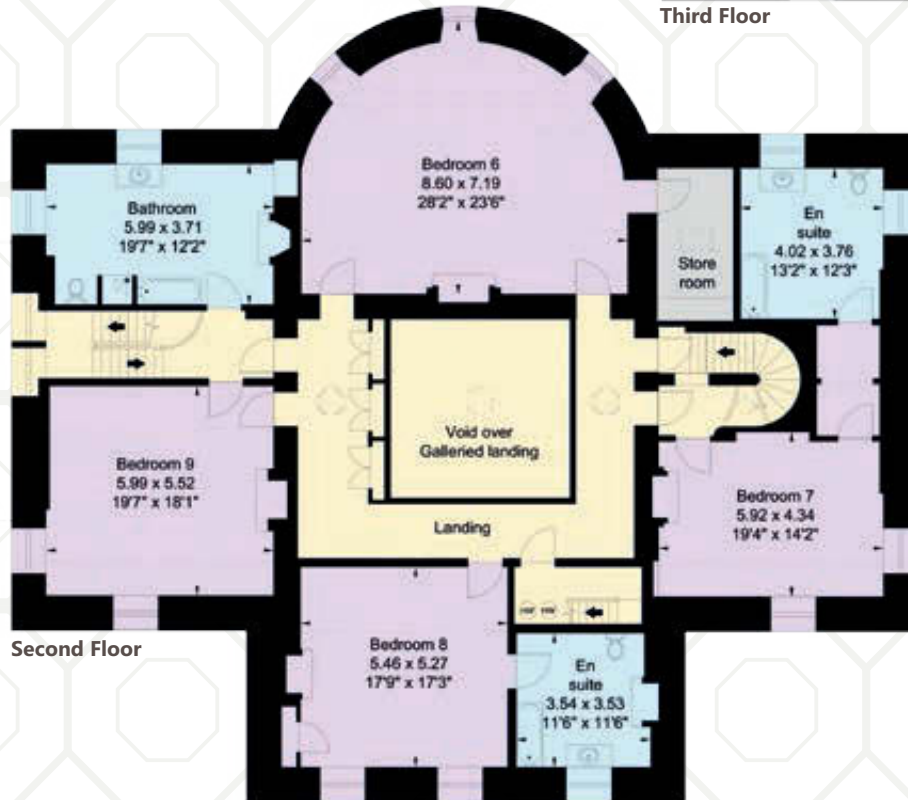
House: 1,339 sq m (14,414 sq ft)

Outbuildings: 176 sq m (1,895 sq ft)

Total: 1,515 sq m (16,309 sq ft)



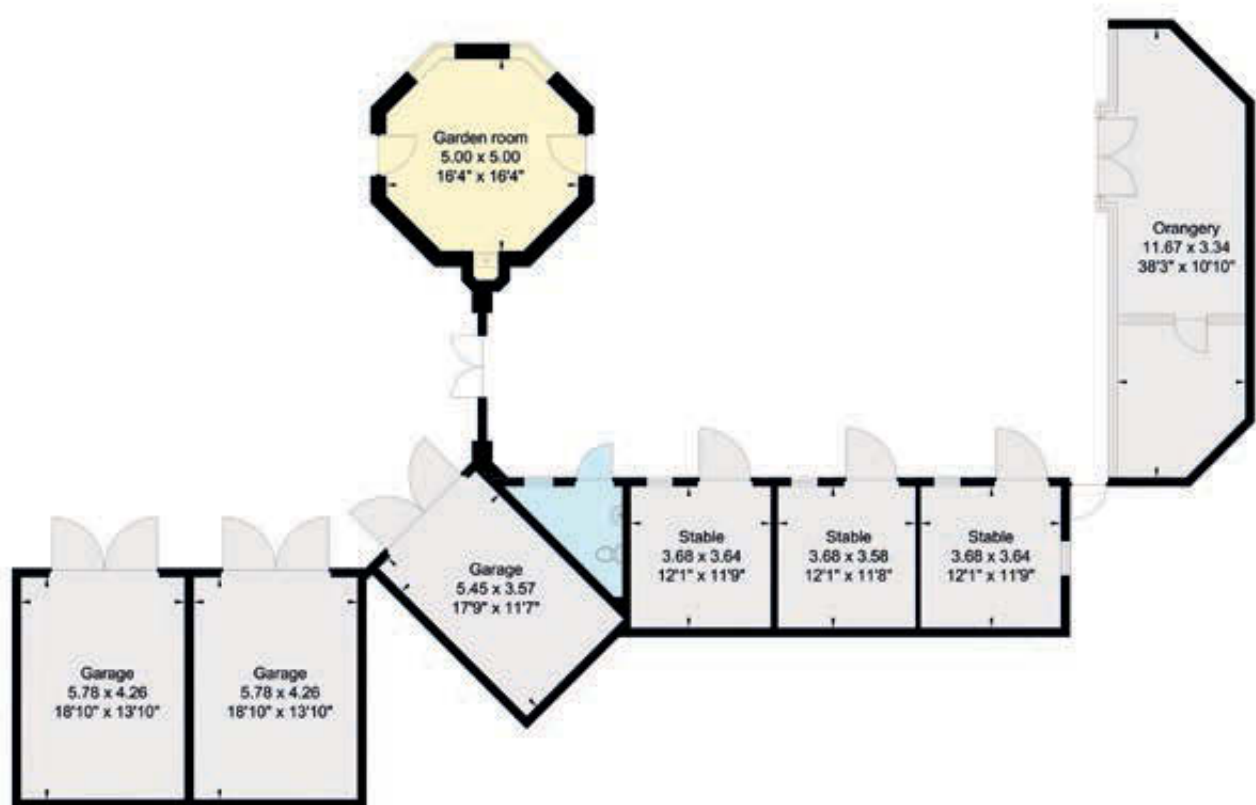




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Outbuildings: 176 sq m (1,895 sq ft)



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## Gardens and grounds

Barlaston Hall stands in freehold grounds of approximately 4.5 acres with gardens originally landscaped by the well regarded William Sawrey Gilpin. More recently some parts of the gardens have been redesigned by the highly acclaimed, six times RHS Chelsea Flower Show gold medalist Arabella Lennox-Boyd. To the south of the house is beautiful woodland with nice walkways that meander amongst a variety of mature trees and extravagant flowerbeds. To the west of the house and with wonderful distant views is the main lawn which is bordered by a ha-ha. To the north of the house is the courtyard and a range of more recently constructed outbuildings of real architectural quality including: 3 garages, stables, stores and a garden room and greenhouse/orangery all set around a formal kitchen garden. Beyond the courtyard is a further kitchen garden and a small paddock of about half an acre.













## The Church

Balaston Hall sits beside the old church of St. John the Baptist with its medieval tower and churchyard. The church is de-consecrated and is no longer used for worship. The church is in separate ownership from the hall and can be purchased separately.



## Services

Mains electricity. Mains Water. Mains drainage. Oil fired central heating and Aga.

## Local authority

0300 111 8000  
contactus@staffordshire.gov.uk

## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments, paintings and pictures are specifically excluded but may be made available by separate negotiation.

## Directions (ST12 9AT)

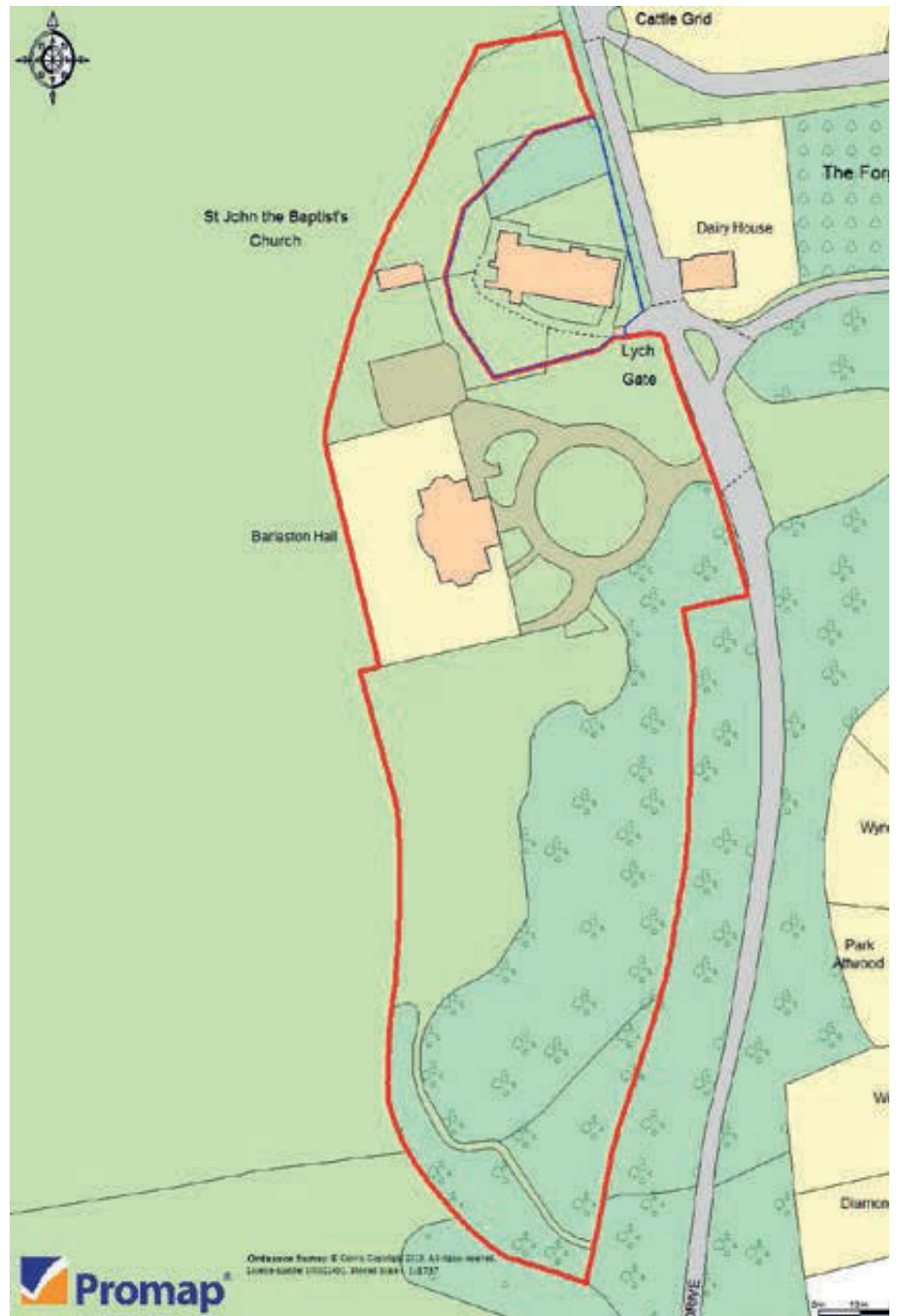
Head north on M6, exiting at junction 14 and take the A34 exit to Stone/Stafford (N). At the roundabout, take

the 3rd exit onto A34 and go through 1 roundabout and then after a further 0.8 miles at the roundabout, take the 1st exit onto Stone Road/A34. Continue to follow A34 and go through 5 roundabouts – the 5th being the Meaford roundabout with the Darlaston Inn in the middle. After 1.6 miles turn right signed to Barlaston (Tittensor Road).

Please take care when crossing the A34. Continue to follow the road, crossing the train line and up into Barlaston village. Upon reaching the village green branch left at the Island and follow the road for 0.3 miles before turning left signed to Wedgewood. After approximately 0.2 miles the gates to Barlaston Hall will be on your left.

## Viewings

Strictly by appointment through the vendor's agent.



## Important notice

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**Photographs dated: 2012.**

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