



The Smithy, Sandon Road

£389,950 Freehold



Beautifully presented Grade II listed home on Sandon Road with spacious living areas, exposed beams, arched windows and a seamless layout throughout. • Three generously sized double bedrooms, two spacious loft rooms, and a updated family bathroom, perfect for families, guests, or those who simply enjoy the extra space. • Stunning countryside views, a beautifully-maintained tiered rear garden with lush grass lawns, plus patio and decked seating spaces for you to soak up the sun. • Bright and airy living room with a cosy log burner, spacious dining room, upgraded kitchen/diner, plus you have a convenient pantry and downstairs shower room with underfloor heating. • Ample off-road parking, an outside utility, outbuilding and single garage. Perfect location in Hilderstone, a short drive to Stone's busy centre with an array of amenities and travel links.



Once upon a time, this beautiful Grade II listed home may have echoed with the clatter of hooves and the clang of hammer on anvil. Today? It's less neighs and nails, more oohs and ahhs. If homes had horseshoes, this one's got all four, with a lucky extra thrown in for good measure. Offering countryside views, beautiful arched windows, and a seamless flow throughout. Trot into a welcoming entrance hall that leads straight to the living room, a cosy spot complete with a log burner, perfect for curling up with a book or watching TV with friends. Continue through into the bright and spacious dining room, ideal for hosting your famous Sunday lunch. The kitchen features traditional cabinetry, beautiful tile flooring, and enough space for a spot of morning coffee. There's also a spacious pantry and shower room with underfloor heating. The first floor boasts three generously sized double bedrooms, ideal for growing families, weekend guests, or your stash of riding boots and helmets. The bathroom has been stylishly updated with a bath/shower, sink, and W/C. Don't miss the secret stairway in the third bedroom leading up to two flexible loft spaces, perfect for a home office, cinema snug, or private retreat. Out back, the tiered garden is a stunner, with lush lawns, mature greenery, and patio seating ideal for summer BBQs. Out front, you'll find off-road parking for several vehicles, a garage for secure storage, plus two outbuildings, including a utility room. Set on Sandon Road in the postcard-worthy village of Hilderstone, you're just a quick trot into the thriving market town of Stone. Schools, shops, supermarkets, and restaurants are all nearby—not to mention great road links to the A51, A34, and A50, plus Stone train station is ready to whisk you off to greener pastures. Welcome to this beautiful slice of history with a horseshoe twist.



Beautifully presented, Grade II listed home in Hilderstone with countryside views. 3 double bedrooms, secret staircase to loft spaces, log burner, garage, garden and off-road parking. Close to amenities and transport links.

Council Tax band: C

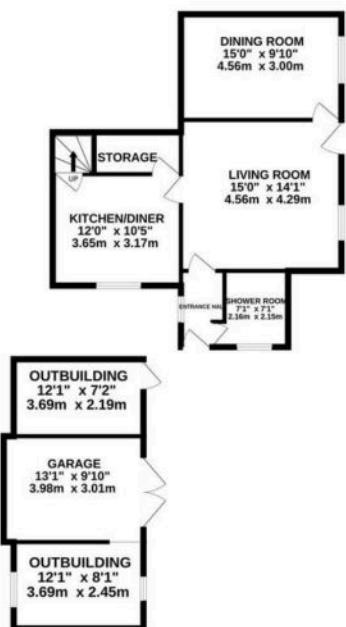
Tenure: Freehold

EPC Energy Efficiency Rating: D

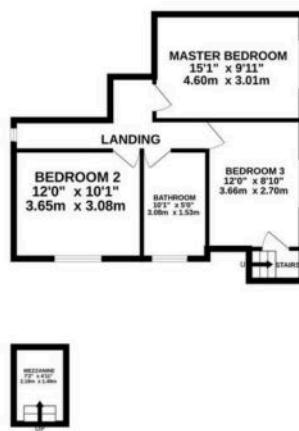
EPC Environmental Impact Rating:



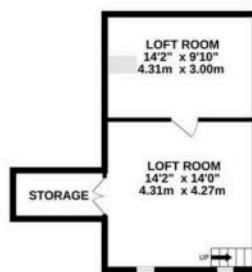
GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.2 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans 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.

Made with Meenox ©2025



You can include any text here. The text can be modified upon generating your brochure.

01785 814917