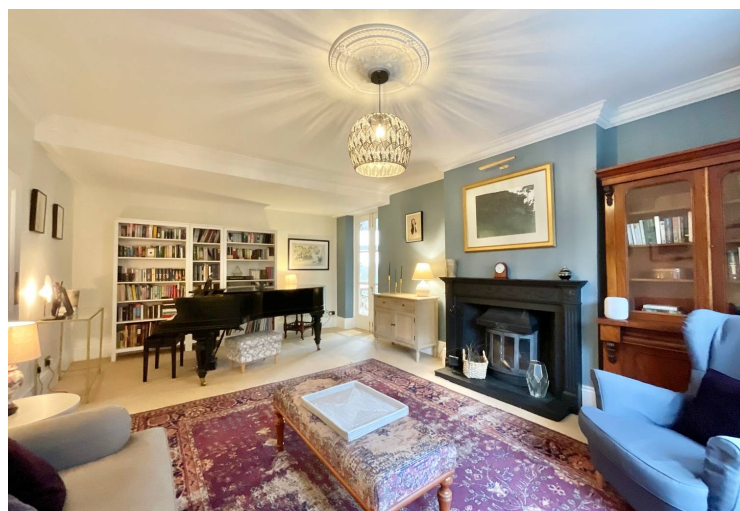




The Hollies Sandon Road, Hilderstone

£1,050,000 Freehold



Stunning 1850s detached character home offering a blend of traditional and modern interiors, set within the sought-after village of Hilderstone with local shops, the village hall, and easy travel links • Expansive 3.57-acre plot boasting lush gardens with patio seating areas, mature hedging and shrubbery, and ample greenland, perfect for housing horses and other animals. • Five generously sized double bedrooms with four in the main house and one in the annex. Two bathrooms in the main house with baths and showers, plus a shower room to the bedroom in the annex. • Open-plan kitchen/dining space with bespoke fitted deVOL kitchen, green cabinetry, quartz worktops, dual Belfast sink, island with a copper worktop and integrated dishwasher and a Smeg oven. • Generously sized living room, versatile family room, perfect for dining or a playroom, separate study, L-shaped conservatory, laundry,



We are delighted to welcome to market this stunning and elegant five-bedroom detached home is set within a mature and sizeable 3.57-acre plot in sought-after Hilderstone. Built in 1850 with soaring high ceilings, beautiful original Minton tiled flooring, and feature fireplaces, while still offering all the modern comforts you could desire. Welcome to The Hollies.

Step inside to an expansive entrance hall, laid with traditional Minton tiling and a grand staircase. The heart of this home is an open-plan kitchen/dining space with a bespoke fitted deVOL kitchen offering stylish dark green cabinetry, quartz worktops, a dual Belfast sink, an integrated dishwasher, a Smeg oven, and an island with a copper worktop. Off the kitchen you'll discover a generous L-shaped conservatory, flooded with natural light with stunning views over the gardens and traditional stone flooring. The home boasts a generously sized living room with a feature fireplace and bright bay window; the family room is the ideal versatile space, perfect for a dining space, snug, or playroom for little ones. The study provides a serene space that's perfect for working from home. Completing the ground floor is a handy laundry space, cloakroom, and W/C.

The property has been updated throughout with a rewire, damp proofing, some areas of replumbing, a boiler, an oil tank, a kitchen, and outdoor areas.

Upstairs, the main house boasts four expansive double bedrooms, perfect for growing families or guests. The main bathroom features a clawfoot, double-ended rolltop bath, a walk-in rainfall shower with a footstep, a vanity sink and a W/C. While the second bathroom to the front of the home offers a bath/rainfall shower duo, sink, and W/C. The property currently has a first-floor annex space with a large bedroom and living space and shower room, with the perfect opportunity to convert the downstairs garage/store spaces to make this a fully separate annex, perfect for multi-generational living or guest spaces.

The outside spaces expand with lush South-facing gardens with beautiful patio seating spaces, lush grass lawns, an abundance of apple trees and even feature the old plumbing and electricity to enable you to potentially refit the pool (STNPP). A gravelled driveway greets you upon entering the property with ample off-road parking for vehicles; garages and worktop spaces provide plenty of secure storage space. The home sits within a 3.45-acre green plot and provides opportunities for having horses or other animals.

Location

Hilderstone is a lovely semi-rural village located to the north-east of Stafford, offering a peaceful countryside lifestyle while remaining well-connected to nearby towns and transport links. Known for their picturesque surroundings, historic buildings, and strong community spirit, these villages appeal to families, professionals and those seeking a tranquil setting.

Local amenities include village pubs, primary schools, churches and small convenience stores, with larger shopping, leisure and healthcare facilities available in Stafford. Outdoor enthusiasts benefit from scenic walking routes, farmland and nearby woodland.



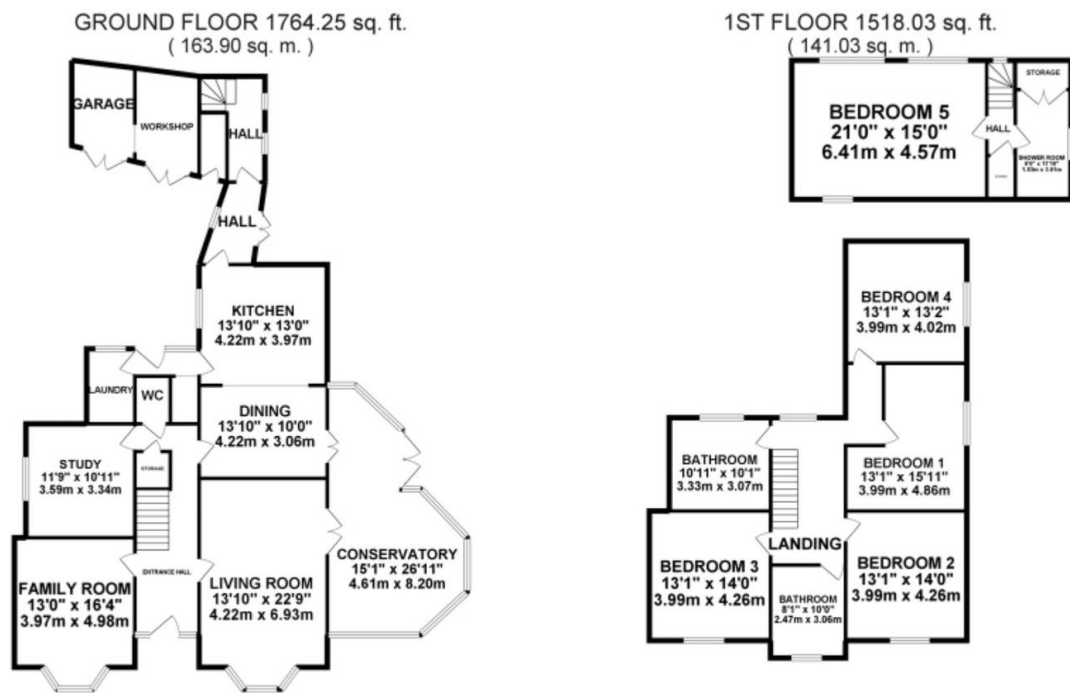
Traditional 5-bed detached home on 3.57 acres in Hilderstone. Features high ceilings, deVOL kitchen, annex, lush gardens, ample parking, and rural views. Ideal for families and multi-generational living. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

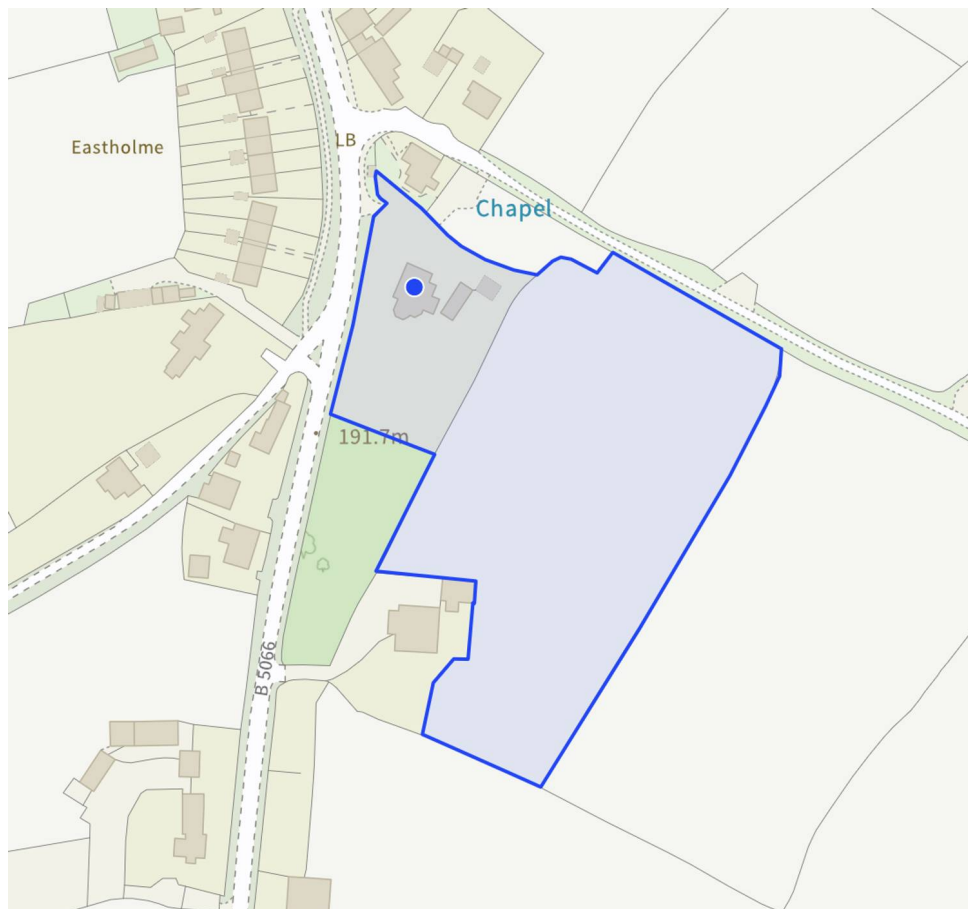
EPC Environmental Impact Rating: F





TOTAL FLOOR AREA: 3282.29 sq. ft. (304.93 sq. m.) approx.

We have every attempt has been made to ensure the accuracy of the floorplan 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.
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