



Hartwell Grange Hartwell Lane, Stone

£1,500,000 Freehold



Rural equestrian property sitting within a just over 10-acre plot with multiple grazing paddocks, a block of four stables and a tack room, a 0.38-acre menage, and a barn for storage. • The main house boasts four reception rooms, a study, kitchen, utility, W/C. Upstairs, you'll find four bedrooms including a master bedroom with an en suite shower room and family bathroom. • Within the grounds there are two semi-detached cottages with their own 1.83-acre gardens, perfect to develop for multi-generational or joint-family living. • Located off the sought-after Hartwell Lane on the North-Western rural outskirts of Stone with easy access into Stone itself with an array of amenities, and Barlaston and Meir Heath villages. • This stunning home offers a generously sized driveway leading to ample off-road parking, garages and outbuilding spaces, and cattle grids that are perfect if you are housing



Hartwell Grange

Set within a generous plot of just over 10 acres, Hartwell Grange presents a rare opportunity to acquire an equestrian property with excellent facilities and outstanding potential. The property boasts well-arranged stable facilities, including a tack room, a ménage, and surrounding grazing fields that provide year-round equestrian use.

Inside this home you will discover four generously sized and versatile reception rooms offering an array of uses, from living spaces and dining areas to a playroom for little ones, a crafts room and entertaining spaces for guests. You have the benefit of a separate study which provides the perfect quiet spot for working from home. Throughout the home you'll find exposed beams and brick work, traditional stone flooring, and two log burners. The kitchen is home to a dual-Belfast sink, ample cabinetry space and a stunning AGA cooker. The ground floor offers a spacious utility space, a W/C, and a generous entrance hall with under-stairs fitted storage. Upstairs, you'll find four double bedrooms, including a master bedroom with an en suite shower room. The family bathroom offers a bath/shower duo, sink, and W/C.

The facilities included with this property are perfect for equestrians, boasting a block of four stables, a dedicated tack room, and a 0.38-acre ménage. Within the 10-acre plot, you'll find multiple different grazing fields that are ideal for a variety of animals. The barn is easily accessed and provides ample storage space. The property is reached along a long lane with two separate cattle grids, leading to the main house, which then offers ample off-road parking. You will also find a variety of different outdoor store spaces. Within the grounds lie two semi-detached cottages with their own 1.83-acre gardens.

Location

The property sits off Hartwell Lane, which is to the North-Western rural outskirts of the popular town of Stone. **Stone** is a charming market and canal town situated on the **River Trent**, between the larger towns of **Stafford** and **Stoke-on-Trent**, close to the **A34**, **M6**, and **mainline train stations**, giving easy access to Stafford, Stoke, and beyond.

The town boasts a vibrant **high street** filled with independent shops, cafés, and restaurants, alongside regular **farmers' and craft markets**. Stone is also celebrated for its thriving **food and drink scene**, most notably the annual **Stone Food & Drink Festival**, which showcases local produce and artisan talent.

For leisure and outdoor pursuits, the nearby **Trent and Mersey Canal** provides scenic towpaths for walking and cycling, while **Westbridge Park** and surrounding countryside offer plenty of green space.

Stone has a **3-tier schooling system** with popular first, middle and high schools all within the town as well as highly regarded independent schools.

With a blend of historic charm, strong community spirit, and convenient access to both rural and urban amenities, Stone offers an attractive place to live, work, and visit in the heart of Staffordshire.



Hartwell Grange is a 10-acre equestrian property near Stone, with stables, menage, barn, four-bed home with four reception rooms and a study and excellent access to amenities, schools, and transport links.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





GROUND FLOOR 3506.55 sq. ft.
(325.77 sq. m.)

BARN
29'2" x 28'0"
8.90m x 8.54m



1ST FLOOR 1229.90 sq. ft.
(114.26 sq. m.)



TOTAL FLOOR AREA: 4736.45 sq. ft. (440.03 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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 on such by any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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