



Baswich Farm
Baswich Lane | Stafford | Staffordshire | ST18 0YE

FINE & COUNTRY

BASWICH FARM

This fantastic detached farmhouse, originally part of the Shugborough estate, has been extensively renovated and extended by the current owners and now stands as an impressive four bedroom family home.



Situated in Baswich, on the edge of the county town of Stafford, Baswich Farm offers excellent equestrian facilities with approximately 35 acres of paddock and fields, together with 11 stables, manege, tack room, hot wash room, solarium, clipping bay and hay barn. There are also a variety of outbuildings with planning permission granted, and a coarse fishing lake within the grounds.

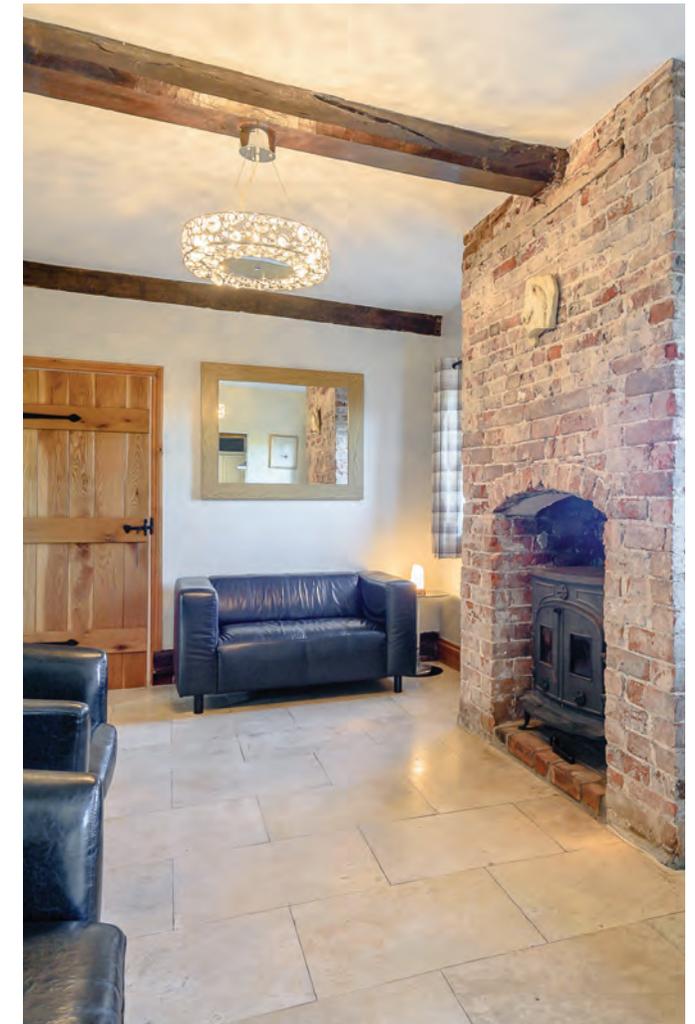




On entering Baswich Farm you are greeted with a very welcoming reception hall with charming wooden staircase and stylish travertine tiled flooring throughout.

The sitting room is full of rustic charm with the impressive brick fireplace and multi-fuel burner, perfect for those cold winter days.

The farmhouse benefits from an abundance of natural light and spaciousness, but the stylish décor and character features ensure the home remains very cosy.



Seller Insight

“Baswich Farm, which boasts thirty-five acres of rolling grounds as well as exceptional equestrian facilities, occupies an enviable location on the rural fringes of the historic county town of Stafford. “I love animals and being surrounded by nature,” says the vendor. “It’s such a beautiful place and in Baswich Farm I feel we found somewhere that really does offer the very best of both worlds. I can look out from the house and grounds and see virtually nothing but rolling countryside, and yet at the same time I can jump in the car and be in the centre of town in a matter of minutes. It’s been an amazing place to live and bring up my children.”

“When we moved here twelve years ago the house was a rather modest two-up two-down sitting in the middle of thirty-five acres of land, but I could see that the property as a whole had an absolute wealth of potential. We were able to keep cows, sheep, goats and chickens, but it wasn’t until I bought the children a pony that the farm began to develop into the fantastic equestrian property it is today. We’ve added an all-weather manege, a lunge pen, a hot-wash room, solarium and clipping bay. We also have two large stable blocks surrounding the in and out sweeping driveway set out in a courtyard with a beautiful three tier water fountain. Within the grounds there’s also a fishing lake stocked with thousands of coarse fish and we have fishing rights for the stretch of river that runs through the property. Given the facilities that we’ve put in place, the land, the lake and the river, I’d say that the property’s business potential is absolutely huge.”

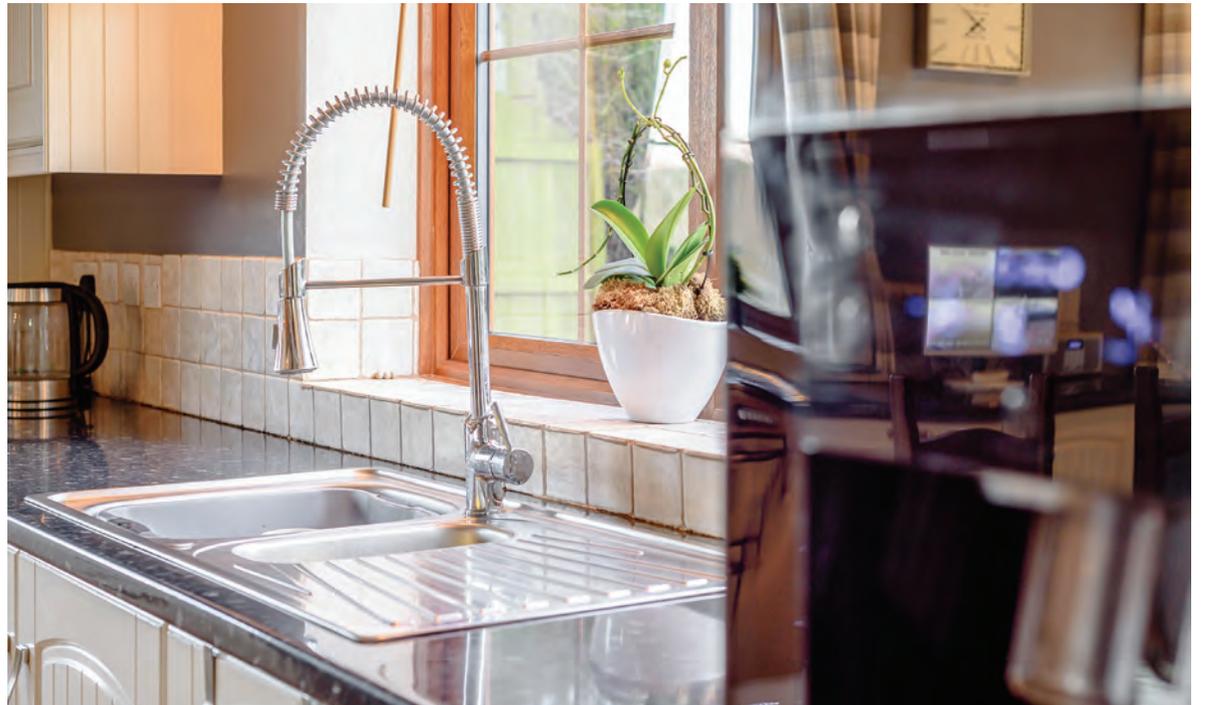
“We have enjoyed renovating the original old two up, two down traditional working small holding into the beautiful four bedroom property that it is today, keeping the character and adding modern twists. The equestrian facilities here have given my family the opportunity to enjoy our passion for horses from the comfort of our own home and has given my family such wonderful memories of living the outdoor life.”

“It has been an amazing home to bring up children. The property and land is a very quiet, peaceful place to relax in, feeling like you are a million miles from anywhere, yet having the practicality and simplicity of all the amenities within five miles.”

“The business potential on Baswich Farm is enormous, having the option to set up a Riding School, run a Livery Yard, a Farm Shop and a Fishing business. Alternatively, the new owners could opt to simply enjoy all the facilities in their own private setting.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





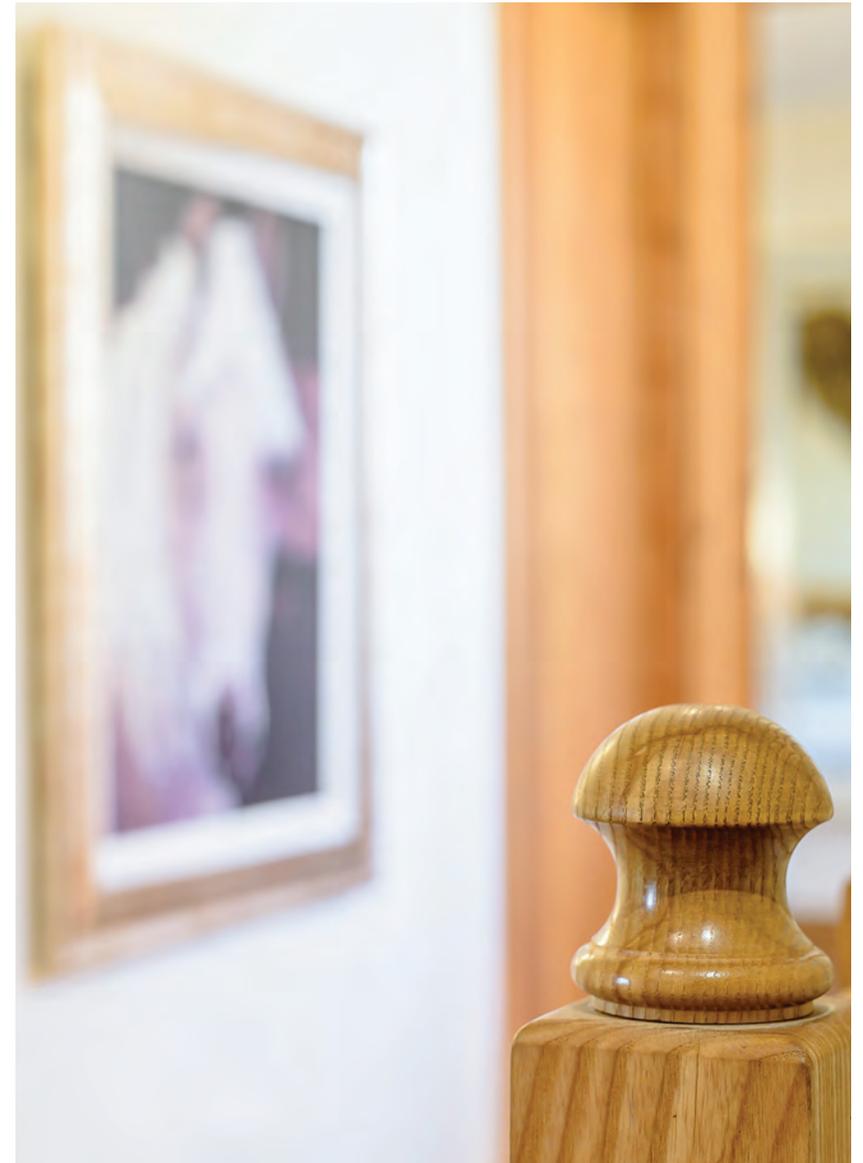


The open plan shaker style kitchen/breakfast room is a very social hub for the home, enhanced by the fact that it leads through to the family area with French doors to the rear garden. There is also another lovely multi-fuel fire place in the family room which maintains a pleasant balance of contemporary and traditional living.



To complete the ground floor there is also a very practical boot room and cloakroom together with a ground floor study, which could be ideal for a prospective buyer looking to work from home.





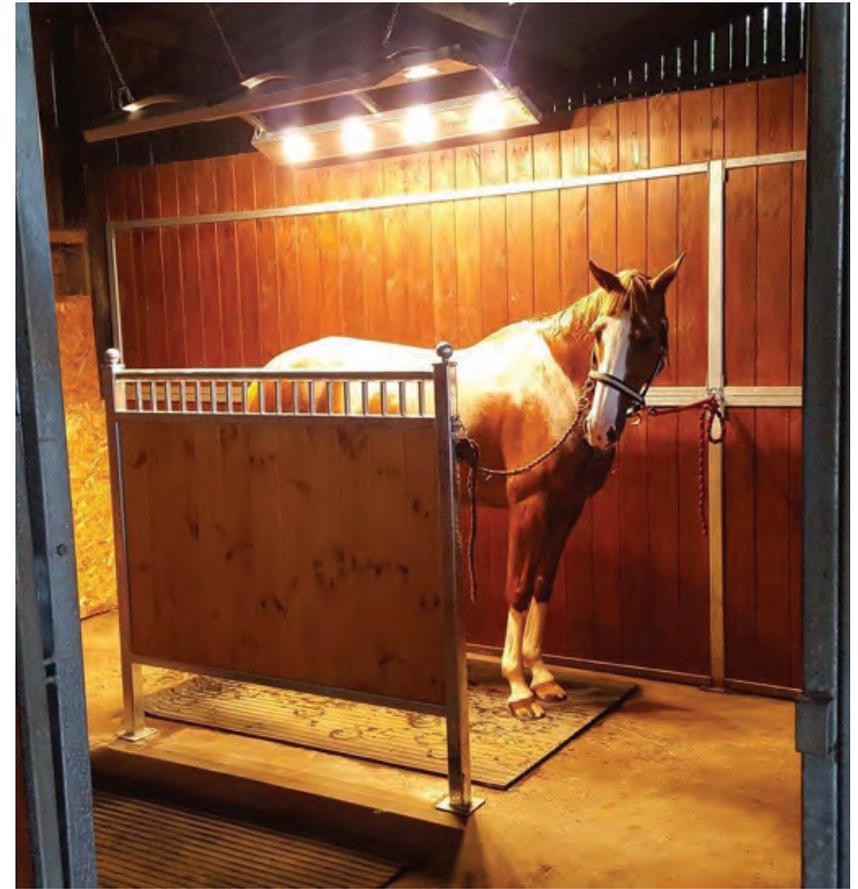
The first floor, in keeping with the ground floor, maintains a spacious and light ambiance, complemented by the neutral décor. The four bedrooms are all generous in size with the master benefitting from an ensuite and the three remaining bedrooms are comfortably served by a family bathroom.

Overall, this is a very modern and practical family home, packed with charm, and with a great focus on countryside living.









OUTSIDE

The property is accessed via electric gates with a sweeping drive that leads around to the stable blocks and outbuildings which have been arranged in a charming courtyard setting with beautiful three tier water fountain at its centre. The coarse fishing lake can also be seen when entering the grounds before reaching a further gated area offering privacy and further secure parking if required. There is a gravelled section which provides access to the front of the farm house.

A traditional lawned garden adjacent to the rear of the property leads to the fields and paddock area. To the side, there is a further paddock area and the manege. In total, the plot accumulates to approximately 35 acres with the majority to the rear of the property offering uninterrupted views across open countryside.



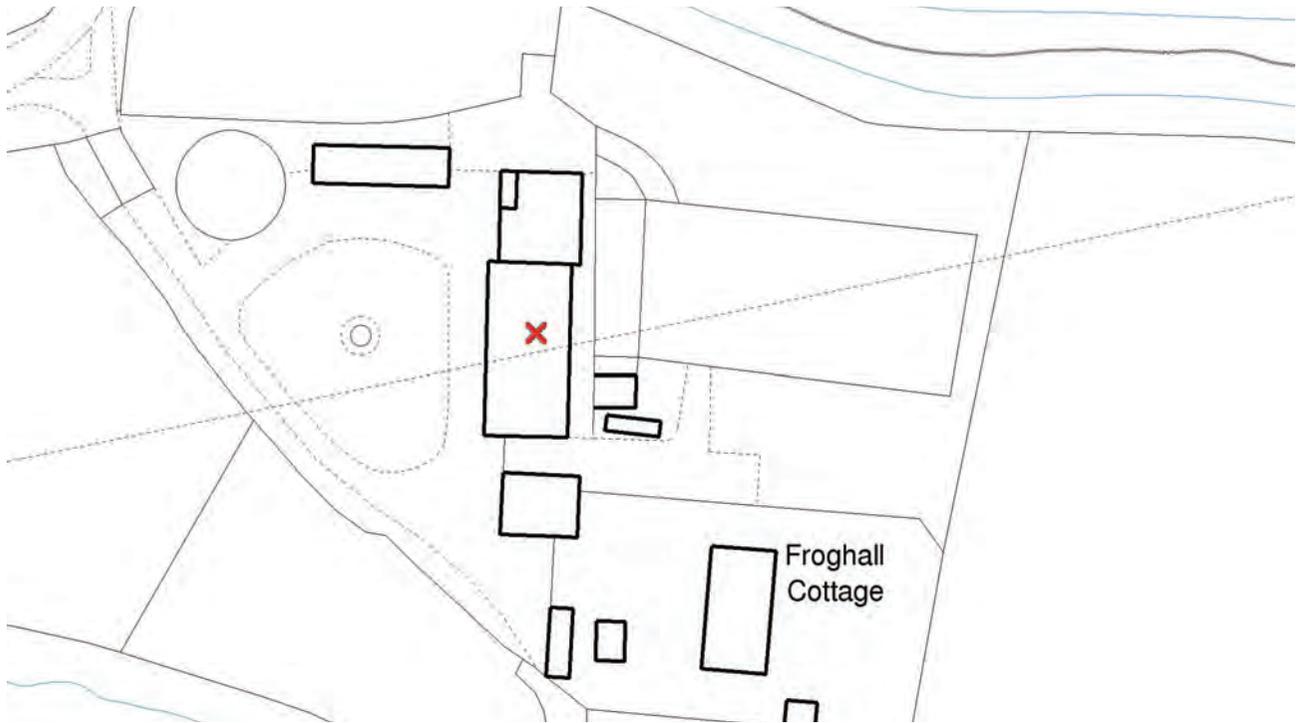




LOCATION

Situated on the outskirts of the county town of Stafford in the heart of Staffordshire, Baswich is a five minute drive from Stafford town centre which offers many local amenities. Baswich Farm is also situated within walking distance of a variety of local shops and schools. In particular, Baswich is in the catchment area for some very good Primary Schools, High Schools, Catholic Schools and Private Education. There are also convenient transport links to Birmingham, Manchester and London.





SERVICES TO THE PROPERTY

Baswich Farm is connected to mains electric, water and drainage and is served by a wood pellet boiler system.

LOCAL AUTHORITY

Staffordshire Borough Council

VIEWING ARRANGEMENTS

Strictly via the vendor's agents Fine & Country – Contact Karl Rusk - 01785 338585 – 01889 228080 - 07957 299705

WEBSITE

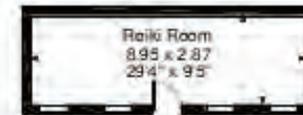
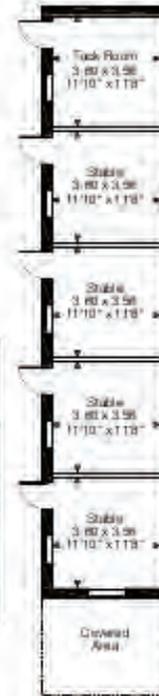
For more information visit www.fineandcountry.com

OPENING HOURS

Monday to Friday	9.00 am - 8.30 pm
Saturday	9.00 am - 5.30 pm
Sunday	9.00 am - 5.30 pm



Baswich Farm, Baswich Lane, Stafford
Approximate Gross Internal Area
Main House = 1842 Sq Ft/171 Sq M
Stores & Horse Wash = 847 Sq Ft/79 Sq M
Stables & Tack Room = 2855 Sq Ft/265 Sq M
Hay Barn = 814 Sq Ft/76 Sq M
Reiki Room = 276 Sq Ft/26 Sq M
Games Room = 325 Sq Ft/30 Sq M
Quoted Area Excludes 'Covered Area'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8373778/CBL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country

Tel: +44 (0)1785 338585

stafford@fineandcountry.com

Woodland Lodge, Dunston Business Village, Dunston, Staffordshire ST18 9AB

