



The Wicket
Staffordshire | ST15 8SH

THE WICKET

The Wicket is a well-presented equestrian property situated in easy reach to the market town of Eccleshall, the county town of Stafford within the hamlet of Lawnhead. With approximately 22 acres of paddock, land and approximately 8000sqft of equestrian facilities including stables, storerooms, hay barn etc, this lovely property is set up perfectly for the equestrian enthusiast. The house itself is well presented throughout and has been extended on the ground floor and consists of 4 bedrooms, 2 bathrooms and 4/5 receptions making an ideal family home.



GROUND FLOOR

On entering The Wicket you start to appreciate the modern family home with traditional styling such as the exposed wooden flooring complimented by light colours in the entrance hall. This is a deceptive property extended on the ground floor offering open plan living and spacious accommodation which can be seen when entering the sitting room. This lovely open plan room is naturally lite with its neutral décor and exposed flooring, so maintaining the traditional styling which flows nicely via the arched entrance to the living room and its equally open plan layout, while maintaining a cosy ambiance throughout. Particular features include the vaulted ceilings with the exposed beams and wooden flooring complimented by the fireplace and an ideal place to relax in front of with its log burner. The traditional styling continues in the kitchen combined with its farmhouse design complimented with all the appliances you would expect of a modern family home including the island with wooden work surfaces and an easy place to congregate around. If not the island, then why not the breakfast table and enjoy the views over the rear gardens via the French doors. The breakfast room leads through to the formal dining room and is spacious and light again offering pleasant views over the rear gardens via the bi-fold doors before lastly the very cosy snug complete with fireplace and log burner for those cold winter nights. A downstairs cloakroom and separate utility off the kitchen complete the downstairs accommodation.













SELLER INSIGHT

“It was the local area which first attracted our family to *The Wicket*,” say the current owners of this rural Staffordshire home. “The sense of space is incredible, the house being surrounded by stunning views, yet everything we need is within easy reach. We really do have the best of both countryside and convenience here. The property is close to the local towns of Newport and Stafford and just a stone’s throw from the picturesque town of Eccleshall for shopping and dining. The neighbouring village of Woodseaves boasts a thriving country pub serving good food, as well as a primary school, nursery and shop. Also nearby is the pretty village of Gnosall, with more amenities including a fire station, primary school, supermarket, petrol station, doctor’s surgery, dental practice, pubs, post office and historic high street. The area is fantastic for walking and horseriding, with Ashwood Equestrian centre just up the road and miles of trails and bridleways to explore.”

The property sits within well-maintained grounds including a yard, stables and paddocks for keeping horses, a large garden with a generous patio area for al fresco dining and entertaining. “*The Wicket* offers everything for an outdoor lifestyle,” the vendors say, “with plenty of space to pursue our equestrian hobbies and to relax with family and friends. The rear patio gets the sun all day, and being close to Seighford airfield, there is nothing better than whiling away a summer afternoon watching paragliders fly overhead. The garden also features fruit trees, vegetable planters, and raised beds providing colour, interest, and most importantly, fresh produce from garden to table!”

The house itself offers the perfect blend of old and new. “This is a large, modern home with enough bedrooms for the whole family and open, spacious living and entertaining spaces,” the vendors say. “Yet it retains much of the cosiness and charm of its farmyard setting, with oak beams in the old converted barn which is now the living room hinting at the history of the place. With a fire blazing in the log burner on a winter’s evening, there is such a warm, welcoming feeling, especially at Christmastime with the whole family gathered around. The kitchen-diner is perfect for parties, too, allowing us to chat with guests as we prepare food. We have hosted everything from festive lunches for twelve to big birthday celebrations here.”*

* These comments are the personal views of the current owners 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.









FIRST FLOOR

The first floor in keeping with the ground floor is modern light and airy having 4 bedrooms including 3 comfortable doubles and a single which could be a useful office or study for those homeworkers. The master bedroom has its own impressive en-suite facilities as well as dressing room while the other bedrooms are complimented by the well-presented family bathroom.











OUTSIDE

The grounds accumulate to approximately 22 acres of paddock and private gardens with numerous equestrian facilities including stable blocks of which approximately 20 stables in total (with flexibility to add less or more) with further storage areas including tack rooms hay barn, hot wash and a substantial sized menage. The outbuildings and stables account for approximately 8,000 sq. ft. of facilities. There are private gardens to the rear, side and front of the house with substantial parking areas and garage. The property is accessed via a gated driveway.





LOCATION

The Wicket is situated in the hamlet of Lawnhead near the market town of Eccleshall and the county town of Stafford. There is easy access to Stafford train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour. There are private schools in Newport and Stafford itself.



INFORMATION

Services, Utilities

Mains Water & Electricity. Gas (LPG). Oil Fired Central Heating. Drainage via Septic Tank.

Mobile Phone Coverage: 4G and 5G available in the area. We advise you check with your provider.

Broadband Availability: Superfast Broadband available, with speeds of up to 30Mbps Download and 6Mbps Upload. We advise you check with your provider.
Tenure: Freehold

EPC: Rating D (Valid until 6 September 2028).

Council Tax Band: E.

Local Authority: Staffordshire County Council & Stafford Borough Council.'

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

Opening Hours:

Monday to Friday	8.00am – 8pm
Saturday	8.00am – 8pm
Sunday	8.00am – 8pm

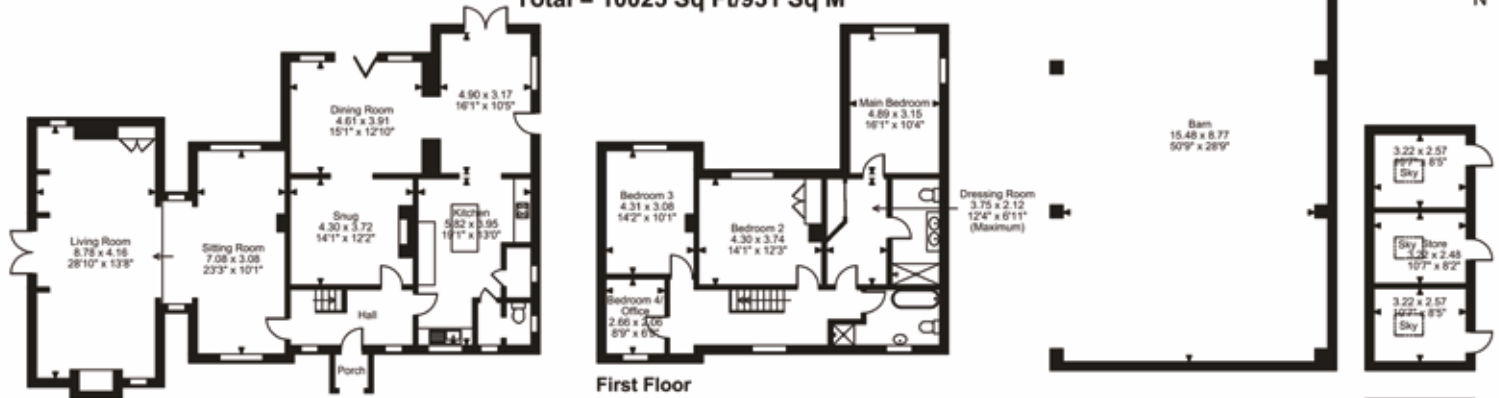
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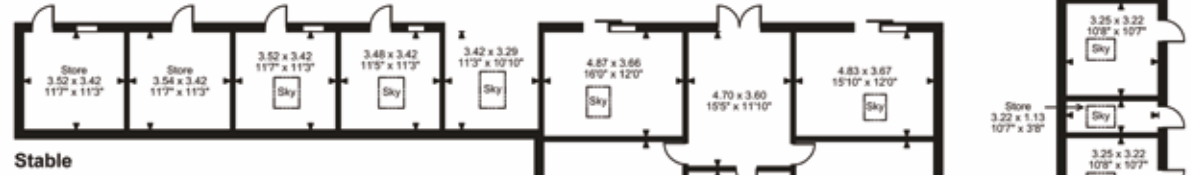
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The Wicket, Lawnhead, Stafford
Approximate Gross Internal Area
Main House = 2558 Sq Ft/238 Sq M
Garage = 616 Sq Ft/57 Sq M
Outbuilding = 6851 Sq Ft/636 Sq M
Total = 10025 Sq Ft/931 Sq M



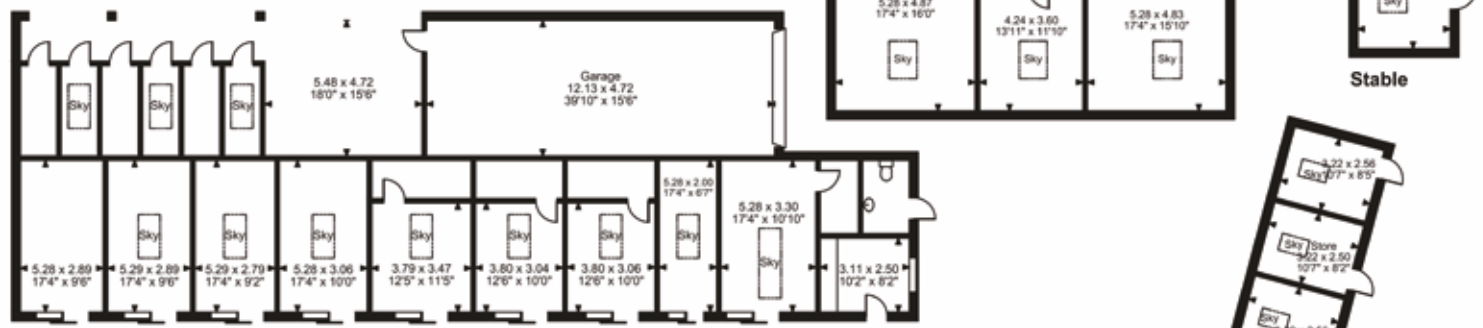
Ground Floor

First Floor



Stable

Stable



Stable

Stable

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	54 D	
39-54	E		
21-38	F		
1-20	G		

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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.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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