



Wanfield Hall  
Kingstone, Staffordshire



# Wanfield Hall

Woodcock Heath,  
Kingstone,  
Staffordshire, ST14 8QR

A superbly situated country house with annexe, offices, fantastic equestrian facilities, extensive outbuildings & approximately 33 acres.

- GF: 3 reception rooms, kitchen/breakfast room, conservatory, utility, boot room, 3 x WC's.
- F & SF: Master bedroom with en-suite bath & dressing room, 5 further bedrooms, family bathroom & shower room.
- Ground floor offices with self-contained 2 bed flat above.
- Attractive mature gardens, raised seed beds, greenhouse.
- Superb eq. facilities & outbuildings offer tremendous scope for a range of equine use.
- 10 brick stables, 5 young stock pens, tack & feed rooms, wash bay & heated rug room.
- 60m x 20m floodlit outdoor arena; sand turn out pen.
- Multiple versatile outbuildings, 2 kennels, 80m rifle range.
- Fishing rights to the River Blythe.
- Twin gated entrance driveways, extensive yard and parking areas.
- Approx. 32.82 acres, principally grass paddocks, small amount of woodland.

Uttoxeter 5m | Stafford 11m | Stone 13m | M6 J14 15m  
Birmingham Airport 28m | Birmingham 34m  
Manchester 64m



### Situation

Wanfield Hall stands in a rural but easily accessible location close to the village of Kingstone with its church, village hall, primary school and popular pub, the Shrewsbury Arms. Within 5 miles is the town of Uttoxeter with its Waitrose, further shops and amenities including its famous race course and golf course. The county town of Stafford is 14 miles from where there is a regular main line train service to London (Euston 1hr 20 mins).

Wanfield Hall is well placed for road, train and air travel with the M6 junction 14 being 15 miles, the A50 just 5 miles and regional International airports at Birmingham (28 miles) and East Midlands and Manchester airports both are within an hour's drive.

For equestrian enthusiasts there are a number of good equestrian attractions locally including Field House Equestrian Centre (approx. 7 miles), Eland Lodge Equestrian Centre (approx. 8 miles), Staffordshire County Showground (approx. 8 miles), Uttoxeter Racecourse (5m), local packs are the Meynell and South Staffordshire, North Staffordshire, Atherstone or Quorn.



### Description

Wanfield Hall is a fine south facing country house standing in the total privacy of its beautiful gardens and grounds. It is complemented by an excellent range of versatile outbuildings including stables and equestrian amenities, with well-maintained post and railed paddocks and fields extending to about 32.82 acres.

The house, which is Grade II listed, dates back to the 17th Century with a part timber frame and double gabled front façade. It enjoys well laid out accommodation ideal for both easy to manage everyday living and more formal





entertaining. The front door opens to the hall off which is the drawing room with its impressive fireplace, connecting to a large conservatory for further entertaining space. The attractive dining room is conveniently located by the spacious living kitchen, bespoke fitted in a traditional style with an AGA range, and a breakfast area with views over the pretty gardens to the rear.

A side hall gives access to the side of the house and the family sitting room with the back hall, utility, boot room and versatile office space beyond.

Upstairs, the master bedroom enjoys a well fitted dressing room and en suite bathroom, while there are two delightful bedrooms with far reaching views to the front of the house served by a family bathroom. To the second floor there are three further bedrooms and a shower room.

### Self-contained Flat

The flat has a separate access to the side of the house with a staircase leading up to an open plan kitchen/sitting room. It has two double bedrooms with fitted wardrobes and a shower room and bathroom.



### Equestrian Facilities & Outbuildings

To the rear of the house there is a range of versatile outbuildings and an attractive traditionally designed stable yard served by its own separate entrance and driveway with electric gates. These well planned equestrian facilities combined with ample turnout will appeal to professional or lifestyle equestrian users, alternatively the extensive barns provides excellent storage, garage and yard space for a host of other uses.

The facilities / outbuildings in brief comprise:

- 10 loose boxes
- Tack room, feed room, heated rug room, hot water wash box
- 5 Bay open front young stock barn
- Outdoor arena, 60m x 20m, silica sand and rubber surface, with floodlights, post and rail perimeter fenced.
- Sand school /lunging ring; 2 kennels.
- L shaped open front vehicle machinery store barn
- Large general purpose central barn and further detached open front barn and tool store.
- Hardstanding track to the immediate paddocks.

### Gardens and grounds

Wrought iron electric gates open to a driveway which leads between mature woodland to one side and post and railed paddocks to the other. There is a wide gravel sweep to the side of the house and a circular drive to the front with ample parking. The house stands in the complete privacy of its beautiful and well stocked gardens, sweeping lawns, woodland and well-maintained paddocks and meadowland extending to 32.82 acres.

There is grazing land with frontage to the River Blythe with fishing rights, some wildlife pools and woodland with an 80m shooting range.

### Services

Mains electricity & water. Private drainage via septic tank.

Council Tax: Band G

Local Authority: Staffordshire County Council.

Listing: Grade II listed

### Viewings

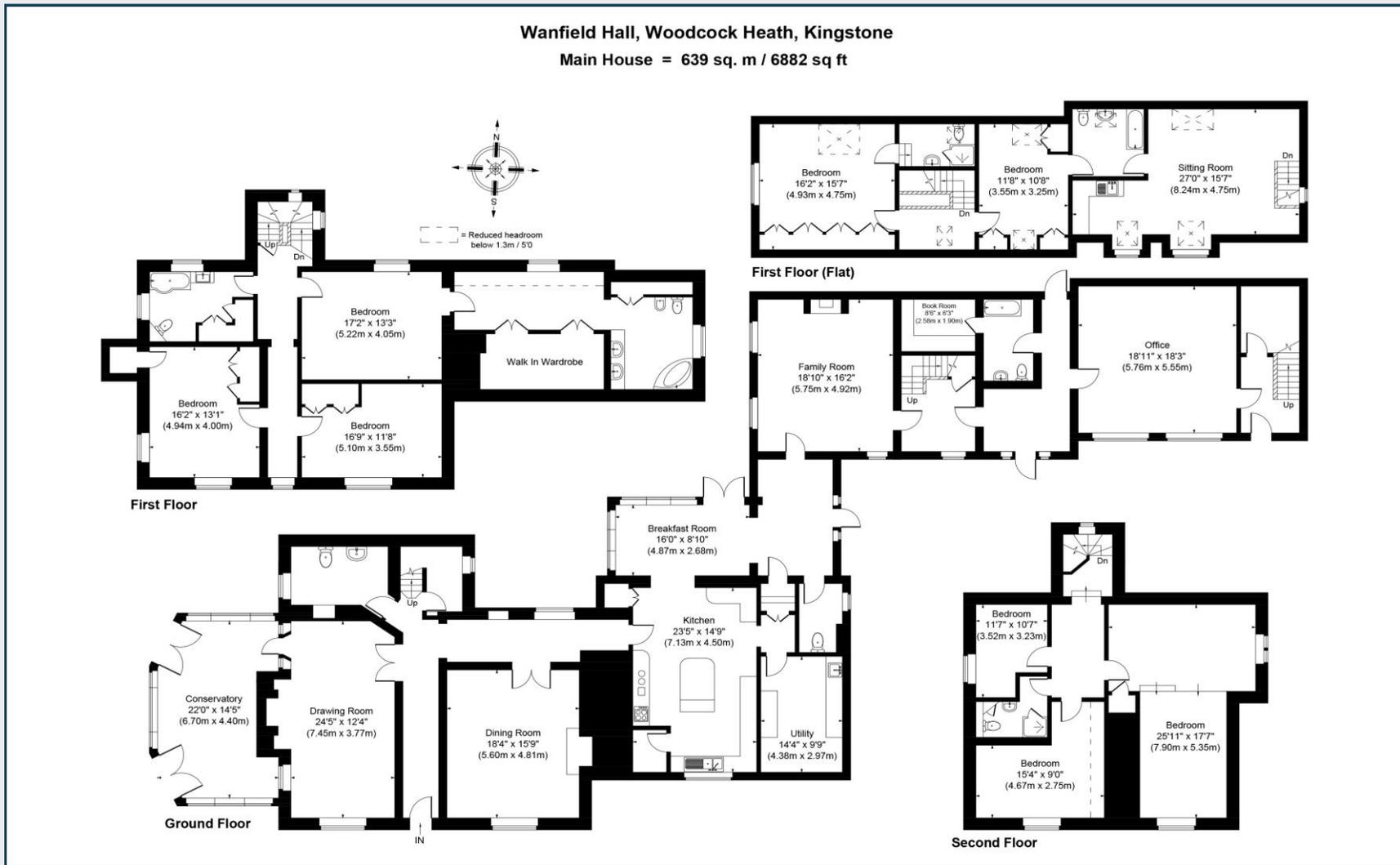
Strictly by appointment with Joint Sole Agents,  
Jackson Property 01743 709249 or Strutt & Parker 01743 284200.





Wanfield Hall, Woodcock Heath, Kingstone

Main House = 639 sq. m / 6882 sq ft



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