



## Groomfields House Cresswell Road, Hilderstone, Stone, ST15 8SL

Offers In Excess Of £650,000

- Offered for sale with no onward chain for a smoother purchase process
- Four generously sized double bedrooms, ideal for family living or guest accommodation
- Characterful features throughout, including exposed ceiling beams and brickwork
- Impressive grand bifurcated staircase creating a striking architectural focal point
- Detached property in a sought-after rural location offering privacy and open surroundings
- Four bathrooms providing convenience and flexibility for a busy household
- Kitchen with breakfast room, complemented by a separate utility room
- Set within approximately 1.1 acres, including a well-maintained paddock
- Spacious and versatile accommodation suited to a variety of lifestyles
- Cosy living spaces enhanced by a log burner and gas-fired central heating

# Groomfields House Cresswell Road, Stone ST15 8SL

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market Groomfields House, a stunning barn conversion that perfectly marries modern living with rustic charm. This detached property, built in 1900, boasts an impressive 3,004 square feet of living space, set within approximately 1.1 acres of beautifully maintained grounds, including a delightful paddock.

As you enter this remarkable home, you are greeted by three spacious reception rooms, each offering a unique atmosphere for relaxation and entertainment. The characterful features throughout the property, such as exposed ceiling beams and original brickwork, add a touch of history and warmth, making it a truly inviting space.



Council Tax Band:



## Ground Floor

### Entrance

8'9" x 3'4"

Wood double glazed door to the frontage, radiator, tiled floor.

### WC

4'9" x 4'5"

Wood double glazed window to the frontage, pedestal wash hand basin, chrome taps, low level WC, radiator, extractor fan, tiled floor.

### Kitchen

19'11" x 8'9"

Wood double glazed stable door to the rear, wood double glazed window to the to the rear, wood double glazed window to the frontage, base units, solid wood work top, Lacanche Cote D'or range cooker, ceramic double Butler sink, chrome mixer tap, ceiling beams, inset ceiling spotlights, tiled floor.

### Breakfast Room

15'7" x 11'10"

Wood double glazed French doors to the frontage, wood double glazed window to the rear, island unit, CDA ceramic hob, Bosch electric fan assisted oven, base unit, ceiling beams, inset ceiling spotlights, tiled floor, exposed brick.

### Garden Hall

16'6" x 12'9"

Wood door to the rear with side light windows, tiled floor, two built in storage cupboards, stairs to the first floor, two radiators, ceiling beams, exposed brick, inset ceiling spotlights.

### Bedroom Four

11'5" x 11'4"

Wood double glazed window to the frontage, wood double glazed window to the side aspect, radiator, ceiling beams, exposed brick.

### En-suite Four

11'5" x 3'9"

Wood double glazed window to the rear, walk in shower enclosure, chrome fittings, circular table mounted sink, chrome mixer tap, low level WC, chrome ladder radiator.

### Utility Room

9'1" x 8'6"

Wood double glazed window to the side aspect, units to the base and eye level, space and plumbing for a washing machine, space for a tumble dryer, stainless steel sink and drainer, chrome mixer tap, radiator, Vaillant gas fired wall mounted combi boiler, space for a free standing fridge freezer, radiator, loft hatch.

### Dining Room

16'11" x 12'3"

Wood double glazed windows to the left and right side aspects, two radiators, inset ceiling spotlights, ceiling beams, exposed.

### Sitting Room

23'0" x 17'0"

Wood double glazed French doors and window to the right side aspect, two wood double glazed windows to the left side aspect, log burner, slate hearth, brick inset, wood mantle, timber beams, inset ceiling spotlights, exposed brick, media wall.

### Bedroom Three

17'0" x 12'6" max measurement

Wood double glazed window to the rear, wood double glazed window to the side aspect, built in wardrobe, two radiators, ceiling beams, exposed brick.

### En-suite Three

6'1" x 5'0"

Wood double glazed window to the side aspect, quadrant shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, extractor fan,

### First Floor

#### Landing

13'2" x 8'8"

Galleried landing, ceiling beams, inset ceiling spotlights, wood double glazed window to the frontage, radiator.

#### Bedroom One

16'4" x 12'2"

Wood double glazed window to the frontage, wood double glazed window to the rear, wood double glazed window to the side aspect, built in wardrobe, ceiling beams, inset ceiling spotlights, freestanding double ended bath, chrome mixer tap, chrome ladder radiator, standard radiator.

### **En-suite One**

6'11" x 3'10"

Skylight, walk-in shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, ceiling beam.

### **Bedroom Two**

16'1" x 11'5"

Wood double glazed window to the frontage, wood double glazed window to the rear, wood double glazed window to the side aspect, two built in wardrobes, two radiators, ceiling beams.

### **En-suite Two**

8'11" x 6'11" max measurement

Skylight, P-shaped bath, chrome mixer tap, handheld shower attachment, glass shower screen, circular table mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, ceiling beams.

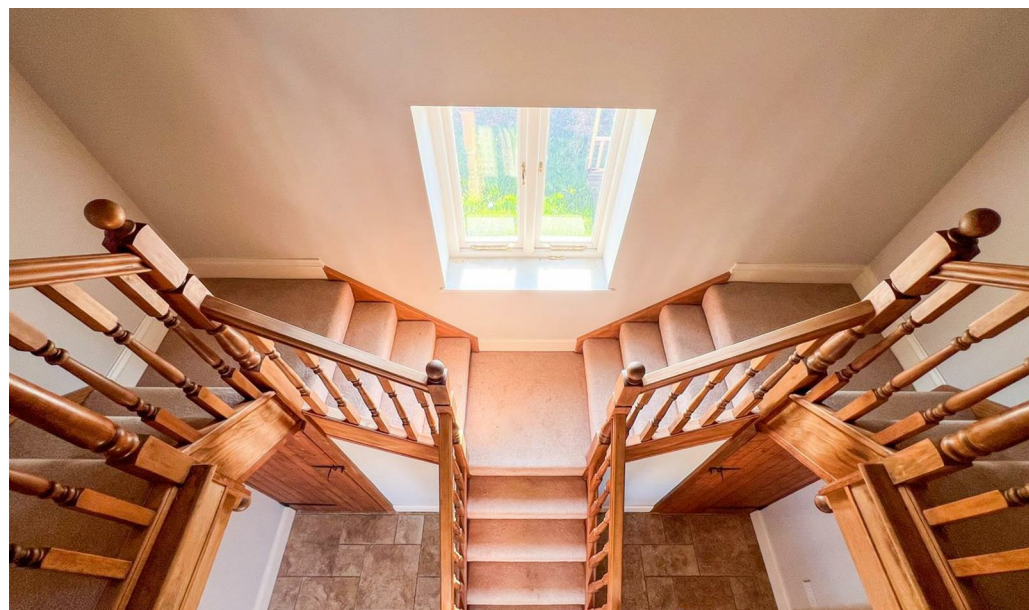
### **Externally**

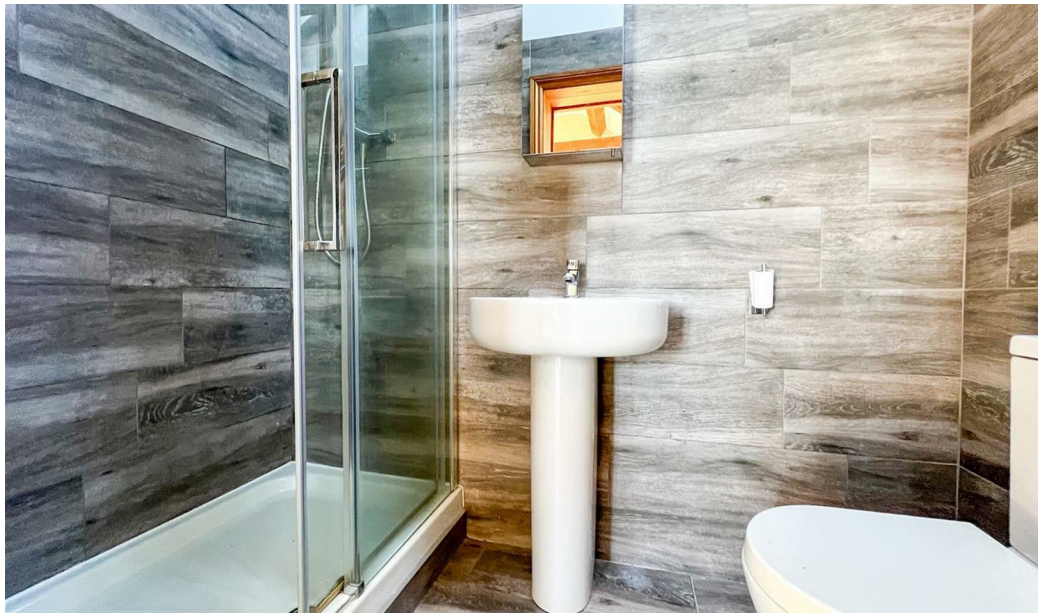
To the frontage, gravel driveway, paddock, views, timber shed, paved patio.

To the rear, walled garden, mainly lawn to lawn, raised borders, decked area, timber shed.

### **AML REGULATIONS**

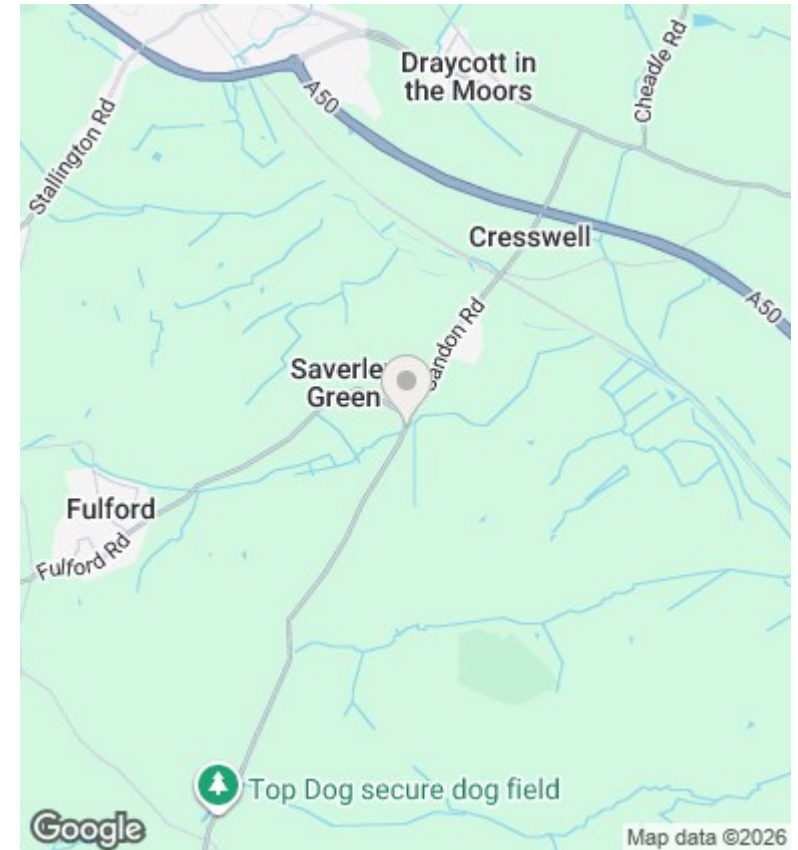
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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## Directions

What3Words: [undertook.regime.unpacked](https://www.what3words.com/undertook.regime.unpacked)

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	