



## Three Stones Farm Whitefields Lane, Waterfall, Staffordshire, ST10

Offers In Excess Of £500,000

- Smallholding comprising of a three bedroom detached house nestled within approximately 8.45 acres
- Views
- Renovation project with lots of potential
- Five paddocks of grazing land
- Access via a private gravel track
- Ideal for equestrian use
- Animal shelters, constructed from a mix of corrugated iron and traditional stone
- Rural setting
- NO CHAIN



# Three Stones Farm Whitefields Lane, ST10 3JF

Nestled in the picturesque village of Waterfall, Staffordshire Moorlands, Three Stones Farm is a charming three-bedroom detached stone farmhouse offering a unique opportunity for those seeking a rural lifestyle. Set within approximately 8.45 acres, the property boasts five grass paddocks, making it an ideal smallholding for equestrian enthusiasts or anyone looking to embrace country living.

The farmhouse features three spacious double bedrooms, providing ample accommodation for families or guests. The layout includes two inviting reception rooms, perfect for entertaining or relaxing with loved ones. A first-floor bathroom and a utility room add to the practicality of the home, while the cellar offers additional storage or potential for further development.



Council Tax Band: D



### **Porch**

uPVC double glazed door to side elevation, access to the cellar.

### **Cellar**

10'5" x 6'4"

Accessed via stone steps from the porch.

### **Hallway**

12'0" x 8'3"

Stairs to the first floor, base units, stainless steel sink, chrome mixer tap, wood double glazed window to the rear, radiator, wood beams, stairs to the first floor.

### **Kitchen**

15'1" x 12'8"

Two uPVC double glazed windows to the front, radiator, wood burning stove on stone hearth, base units, storage cupboards, wood beams.

### **Rear Hallway**

11'2" x 7'2"

uPVC double glazed stable door to the front, radiator, access to the utility.

### **Utility Room**

12'4" x 8'0"

Radiator, uPVC double glazed window to the rear and side, plumbing for a washing machine.

### **Sitting Room**

18'7" x 15'11"

Vaulted ceiling, A-frame, three UPVC double glazed windows to the front, radiator, uPVC double glazed window to the side and rear, stone fireplace with wood burning stove.

### **First Floor**

#### **Landing**

#### **Bedroom One**

15'1" x 12'11"

uPVC double glazed window to the front, radiator, cast iron feature fireplace, wood beams.

#### **Bathroom**

8'2" x 7'0"

Corner bath, pedestal wash hand basin, low level WC, radiator, wood glazed window to the rear.

### **Second Floor**

#### **Landing**

#### **Bedroom Two**

15'2" x 11'5"

uPVC double glazed window to the side, radiator, cupboard housing immersion heated tank.



### Bedroom Three

11'0" x 11'10"

Radiator, window to the side.

### Externally

Vehicle access via a gated gravel track from Whitefields Road. Five well-defined paddocks, each bordered by a combination of traditional stone walls, secure fencing, and mature tree-lined boundaries. Range of practical animal shelters, constructed from a mix of corrugated iron and traditional stone, offering housing for livestock or storage. To the front of the property, a well-stocked garden.

### Services

Electric - Mains

Heating - Oil Fired

Drainage - Septic Tank

Water - Mains



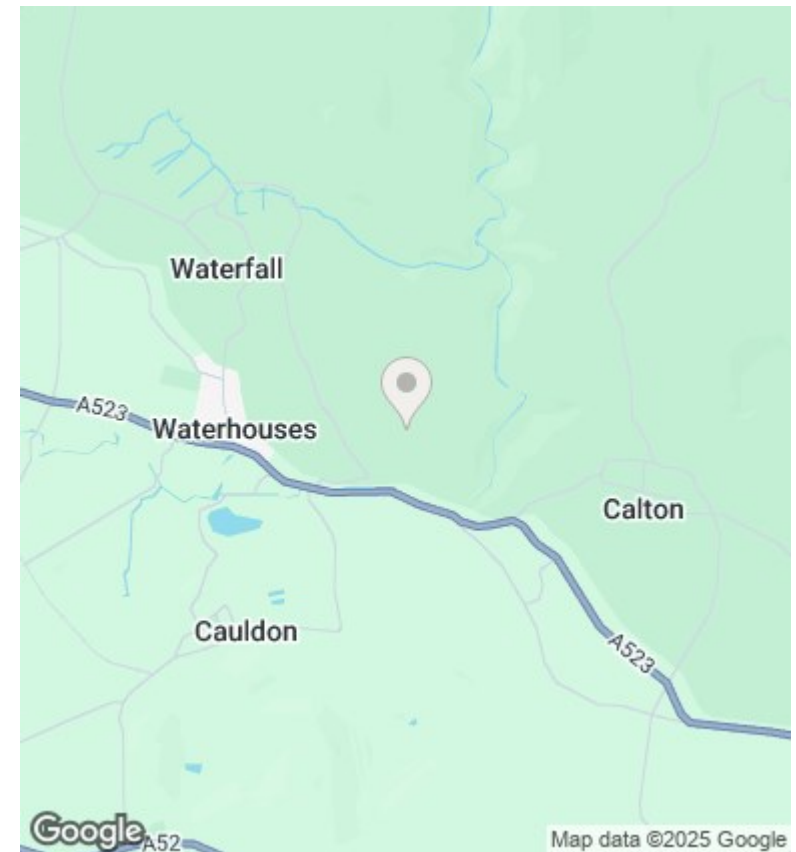








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Viewings

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

## Council Tax Band

D

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