



Godstone House, Dodsleigh Lane, Leigh, ST10 4QB



Set within an enviable plot of 12 acres is Godstone House, an elegant detached Victorian residence showcasing generous accommodation including three reception rooms and four bedrooms, a range of outbuildings ideal for conversion and a tranquil setting within rural Leigh. Originally dating back to the 1840s, this beautifully presented detached residence sits at an elevated position overlooking panoramic countryside views, and lies within an acre of formal gardens including an orchard, kitchen garden and a range of outbuildings. A further 11 acres lie adjacent to the driveway and gardens and are laid to paddocks, agricultural barns and a small private pond with pavilion style summer house. The outbuildings offer excellent potential to create a home office

suite or ancillary accommodation and garaging, with plenty of potential provided throughout to tailor the accommodations to suit the next owners needs. This elegant character residence offers a unique opportunity to acquire a truly stunning home in a beautiful and tranquil countryside setting.

The interiors comprise briefly reception hall, two formal reception rooms, impressive oak framed garden room, farmhouse dining kitchen, laundry room, study, boot room and shower room to the ground floor, with steps leading down to a lower ground floor cellar ideal as a wine store or pantry. Off the first floor landing are four double bedrooms by two en suites and a family bathroom. Outside, there is ample parking beyond the gated

entrance and formal gardens extend to the front and side of the property. Within the 1 acre garden plot are a fenced orchard and an established kitchen garden, with gated access leading onto 11 acres of paddock land which feature a charming pond. A range of outbuildings lie next to the property which include a double garage, brick stables and workshops, with the first floor being ideal for conversion into a home office suite or ancillary accommodation (STPP). An agricultural barn set next to the land offers excellent conversion into American stables.

Godstone House lies just outside the rural village of Leigh, an idyllic countryside setting which offers amenities including a post office, village store, a pub and a highly regarded

primary school. The market town of Uttoxeter lies a short drive away and offers a range of leisure and convenience facilities including a retail park, boutique shops, restaurants, a leisure centre and supermarkets, as well as a rail station and the renowned Uttoxeter Racecourse. The property lies within the school catchment area for Oldfield's Middle and Thomas Alleynes High School and there are a range of independent schools also in the area including Smallwood Manor, Denstone College and Lichfield Cathedral. The area is well served by commuter routes A50, A38 and M6 Toll providing swift access to East Midlands and Birmingham International Airports as well as towns and cities including Stoke on Trent, Birmingham and Derby.



- Detached Victorian Residence
- Beautifully Presented & Spacious Interiors
- Excellent Equestrian Facilities including Stables & 11 Acres
- Range of Outbuildings with Home Office/Annexe Potential
- Three Spacious Reception Rooms
- Farmhouse Dining Kitchen
- Study, Laundry & Shower Room
- Reception Hall & Boot Room
- Lower Ground Floor Cellar
- Four Double Bedrooms
- Two En Suites & Family Bathroom
- Oil Central Heating & Double Glazing
- Gated Entrance & Ample Parking
- Double Garage & Brick Stores
- 1 Acre Formal Grounds with Orchard & Kitchen Garden
- 11 Acres with Private Pond
- Agricultural Barn & Livestock Pens
- First Floor Outbuildings ideal for Conversion
- Well Placed for Commuter Routes

Reception Hall

An original entrance door opens from the front aspect into the entrance hallway, where stairs rise to the first floor accommodation and doors open into:

Drawing Room 8.10 x 4.25m (approx. 26'6 x 13'11)

An impressive reception room extending to a generous size, having sash windows to the front, traditional plasterwork to the coving and a wood burning stove set to a natural stone mantle and hearth

Farmhouse Kitchen 4.23 x 5.10m (approx. 16'8 x 13'10)

Traditionally finished with a range of painted wall and base units housing an inset sink with side drainer, integral appliances including dishwasher, double oven and ceramic hob and a character recess housing the oil fired Rayburn which aids the hot water to the property. there is ample space for a dining table and chairs and the kitchen has tiled flooring, tiled splash backs and windows to the rear enjoying a pleasant open aspect over the land and views beyond. Doors open to the **Cellar, Laundry Room** and:

Oak Framed Garden Room 6.66 x 6.26, 4.12m (approx. 21'10 x 20'6, 13'6)

Another generous living space having stunning vaulted ceilings with exposed timbers, windows extending across two sides and double doors opening out to the gardens. Set to a stone hearth is an ornate cast wood burning stove and a door opens into:

Dining Room 4.25 x 3.66m (approx. 13'11 x 12'0)

Set in the original part of the property, this well presented reception room features tall ceilings, twin fitted cupboards with shelving above and traditional coving to the ceiling. There is a window to the front and a feature fireplace houses a wood burning stove

Laundry Room 3.83 x 3.33m (approx. 12'6 x 10'10)

Another well presented space being fitted with a range of painted wall, base and full height units housing an inset Belfast sink and spaces for a washing machine and fridge freezer. There is a window to the rear aspect and the laundry has tiled flooring and a door opening into:

Boot Room 3.09 x 2.46m (approx. 10'1 x 8'0)

A door opens to the rear aspect where steps lead down to the driveway and interior doors open into:

Study 3.74 x 2.19m (approx. 12'3 x 7'2)

An ideal home office, having windows to two aspects

Shower Room 3.05 x 0.95m (approx. 9'11 x 3'1)

Fitted with wash basin, WC and shower unit, with tiled flooring and full tiling to walls





Stairs rise to the **First Floor Landing** where there is a sash window to the front aspect and doors opening into:

Master Bedroom 6.18 x 4.14m (approx. 20'3 x 13'6)
A spacious principal bedroom having windows to two aspects, double and single fitted wardrobes and private use of:

En Suite 3.09 x 2.15m (approx. 10'1 x 7'0)
Fitted with wash basin set to vanity unit, wall hung WC and shower, with a range of fitted wardrobes, a chrome heated towel rail, tiled flooring, tiled splash backs and a window to the side

Bedroom Two 4.25 x 4.25m (approx. 13'11 x 13'11)
Another spacious double room having sash window to the front aspect and a door into:

En Suite 3.57 x 2.12m (approx. 11'8 x 6'10)
Fitted with a white suite having wash basin set to vanity unit, wall hung WC and shower, with tiled flooring, half tiling to walls and a sash window to the front

Bedroom Three 4.25 x 3.92m (approx. 13'11 x 12'10)
Another spacious double room having sash windows to two sides enjoying rural views

Bedroom Four 4.25 x 2.73m (approx. 13'11 x 8'11)
Another double room having a window to the rear overlooking the land and views beyond

Bathroom 3.04 x 2.3m (approx. 9'11 x 7'6)
Comprising pedestal wash basin, WC, bathtub and walk in shower, with panelling to splash backs, a sash window to the side and a chrome heated towel rail





Outside

Gated access opens into the sweeping drive which leads to a secluded courtyard to the rear and side of the property. There is ample parking and turning space and the drive leads down to the barn and land. The drive leads off to an established **Kitchen Garden** which features a greenhouse and an array of stocked beds, and to the other side gated access opens into a gated orchard which is home to an assortment of mature fruit trees including apple and plum

Formal Gardens

Extending to the side of the property are well tended gardens enjoying privacy to all sides and being laid to lawns, stocked borders and a paved terrace. A covered pergola leads to steps down to the front aspect and a gate opens to the foregardens which are laid to edged lawns, original quarry tiled pathways and ornate cast iron railings

Outbuildings

A door opens from the courtyard giving access into what is presently used as a **Workshop/Wood Store**, which in turn leads into **Room One** where there is a staircase rising to the first floor and a door into a **WC** with electric and water supplies for a shower to be fitted. To the first floor, a galleried walkway leads into **Room Two** where a window to the side enjoys stunning rural views, and two additional rooms are set off the landing. **Room Three** leads into **Room Four** which benefits from a glazed apex and a door out to a terrace with steps leading down to the courtyard

Workshop/Wood Store 8.55 x 4.36m (approx. 28'0 x 14'3)

Room One 5.12 x 2.77m (approx. 16'9 x 9'1)

Room Two 4.91 x 4.43m (approx. 16'1 x 14'6)

Room Three 10.0 x 4.73m (approx. 32'9 x 15'6)

Room Four 6.57 x 4.89m (approx. 21'6 x 16'0)

Accessed from the courtyard are a **Double Garage** and **Three Stores**

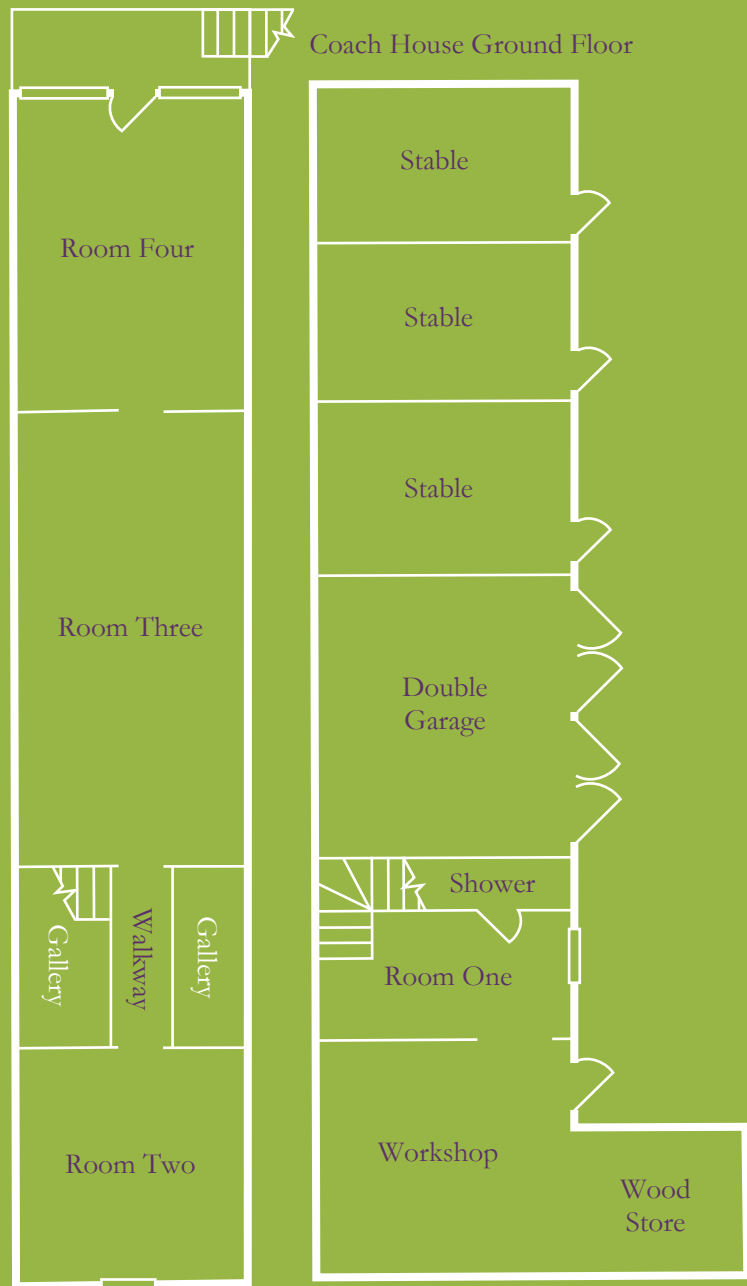








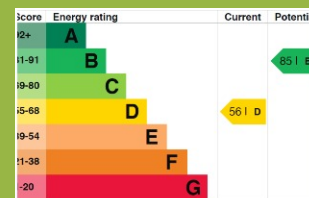
First Floor



Coach House Ground Floor



Godstone House Ground Floor





Paddock Land

The driveway leads down to a gated yard which opens to a large barn which is ideal for conversion into an American style stable block. Next to the barn is a second barn housing vehicle storage space and animal pens. Gated access opens into the first of four paddocks, all of which benefit from secure boundaries and a water supply from either the private pond or a small brook. Overlooking the pond is a pavilion style **Summer House** having a deck terrace with idyllic waterside and countryside views. there is also a charming walk leading around the edged of the lake



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.