



Leese Hill Stables, Leese Hill, Kingstone, ST17 8QT

 Parker
Hall

Set within picturesque Staffordshire countryside is Leese Hill Stables, a beautifully presented detached barn conversion showcasing a wealth of space and character throughout, five double bedrooms and outstanding equestrian facilities including a manège and 6 acres. Originally stables which housed around 50 racehorses, this impressive home has been thoughtfully converted to create a versatile and generous family home with further potential to develop outbuildings into ancillary accommodation if required. The ground floor features under floor heating throughout and comprises stunning reception hall with feature staircase,

open plan dining kitchen, lounge, sitting room, study, laundry, larder and cloakroom to the ground floor, with four double bedrooms to the first floor serviced by a master en suite and family shower room. A further double bedroom suite with bathroom is set to the ground floor.

Outside, the superb plot extends to just over 6 acres and is laid to a generous driveway, detached coach house with stores, an outbuilding ideal for use as an annexe or holiday let and generous gardens which have been landscaped to create formal lawns, a terrace off the main lounge and an established

kitchen garden. Directly off the gardens and driveway are equestrian facilities including four brick stables, a floodlit manège and acreage extending to around 6.3 acres (including the formal gardens).

Leese Hill Stables lies in the rural hamlet of Kingstone, an idyllic countryside setting which lies conveniently close to local amenities, commuter routes and schools. The market town of Uttoxeter lies around 10 minutes away and offers a range of leisure and convenience facilities including a retail park, boutique shops, restaurants, a leisure club 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.



- Individual Detached Barn Conversion
- Wealth of Space & Character Throughout
- Superb Equestrian Facilities
- Stunning Dining Kitchen
- Impressive Lounge & Sitting Room
- Larder, Laundry & Cloakroom
- Stunning Reception Hall & Galleried Landing with Architect Designed Oak Staircase
- Five Double Bedrooms
- Two En Suite Bathrooms & Shower Room
- Ample Parking, Detached Coach House & Store Rooms
- Floodlit Manège, Stables & 6 Acres
- Outbuilding/Potential Annexe/Holiday Rental
- 18 kW Solar Panels
- Full Double Glazing & LPG Gas Central Heating
- Under Floor Heating to Ground Floor

Reception Hall 6.08 x 5.36m (approx. 19'11 x 17'1)

The front door opens into this grand hallway which was originally the tack room to the stables, having an elegant oak sweeping staircase rising to the first floor galleried landing and oak flooring. Double doors open out to the side aspect and doors lead into:

Stunning Dining Kitchen 6.83 x 5.29m (approx. 22'5 x 17'4)

A bespoke kitchen designed by the reputable Melton Interiors, the kitchen comprises a range of wall and base units with granite worktops over, housing inset double Belfast sink with side drainer, space for an American fridge freezer and integral appliances including dishwasher, double oven and induction hob. There are windows to two sides, the kitchen has oak flooring and impressive vaulted ceilings showcase exposed rafters and beams. There is a useful pantry to the corner and doors from the kitchen open into the **Lounge** and:

Larder 3.87 x 2.82m (approx. 12'8 x 9'3)

With quarry tiled flooring and fitted shelving providing ample storage space

Lounge 6.9 x 5.31m (approx. 22'7 x 17'5)

Another generous living space having vaulted ceilings with beams, windows to two sides and bifold doors opening out to the terrace and gardens. A feature fireplace houses a wood burning stove set to stone hearth with a beam lintel over

Laundry 4.15 x 2.18m (approx. 13'7 x 7'1)

Comprising wall and base units housing an inset sink with side drainer, space for washing machine and quarry tiled flooring. There is a door out to the side aspect and further doors open into two storage cupboards housing controls for the heating and the consumer unit. Opening into:

Sitting Room 5.39 x 5.02m (approx. 17'8 x 16'5)

Another generous reception room having windows to three sides and a door to the front aspect

Cloakroom 2.85 x 3.29m (approx. 9'4 x 7'10)

Fitted with a traditional Heritage wash basin and WC, providing storage space for coats and shoes and having a window to the rear aspect





From the **Reception Hall**, the architect designed sweeping oak staircase rises to the **Galleried Landing**, having a window to the side, vaulted ceilings with beams and doors off into the bedrooms, shower room and into a useful **Walk in Airing Cupboard**, housing storage space, the pressurised water cylinder and controls for the Solar Panels

Master Bedroom 7.69, 3.93 x 5.03m (approx. 25'2, 12'10 x 16'6)

A stunning master suite having vaulted ceilings with beams, a skylight and double doors to a Juliet balcony to the front aspect. There are a range of fitted wardrobes and a door opens into:

En Suite 3.65 x 2.39m (approx. 11'11 x 7'10)

Comprising a traditional suite fitted with heritage wash basin set to vanity unit, WC, corner shower and claw foot bathtub, with a heated towel rail, exposed brickwork, beams and a skylight

Bedroom Three 5.18 x 3.76m (approx. 16'11 x 12'3)

Having a skylight and windows to two sides enjoying views over the gardens and beyond

Bedroom Four 3.38 x 3.33m (approx. 11'1 x 10'11)

Having a double fitted wardrobe and a skylight

Bedroom Five 3.37 x 3.29m (approx. 11'0 x 10'9)

Another double bedroom having a double fitted wardrobe and a skylight

Shower Room 3.38 x 2.03m (approx. 11'1 x 6'7)

Fitted with a modern suite having wash basin set to vanity units, WC and shower, with a heated towel rail, tiled splash backs, a skylight

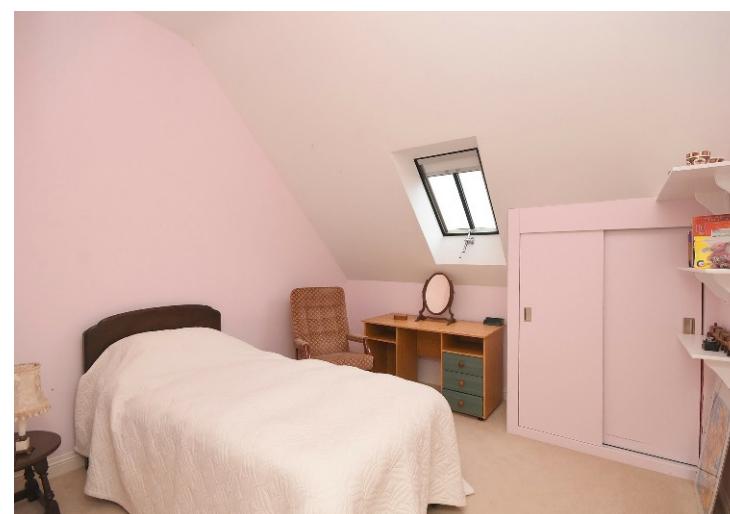
From the ground floor **Hall**, a door opens into:

Guest Bedroom Two 5.17 x 3.76m (approx 16'11 x 12'3)

Ideal as an annexe or guest suite, having windows to two sides, double doors out to the gardens and a range of fitted wardrobes. A door opens into:

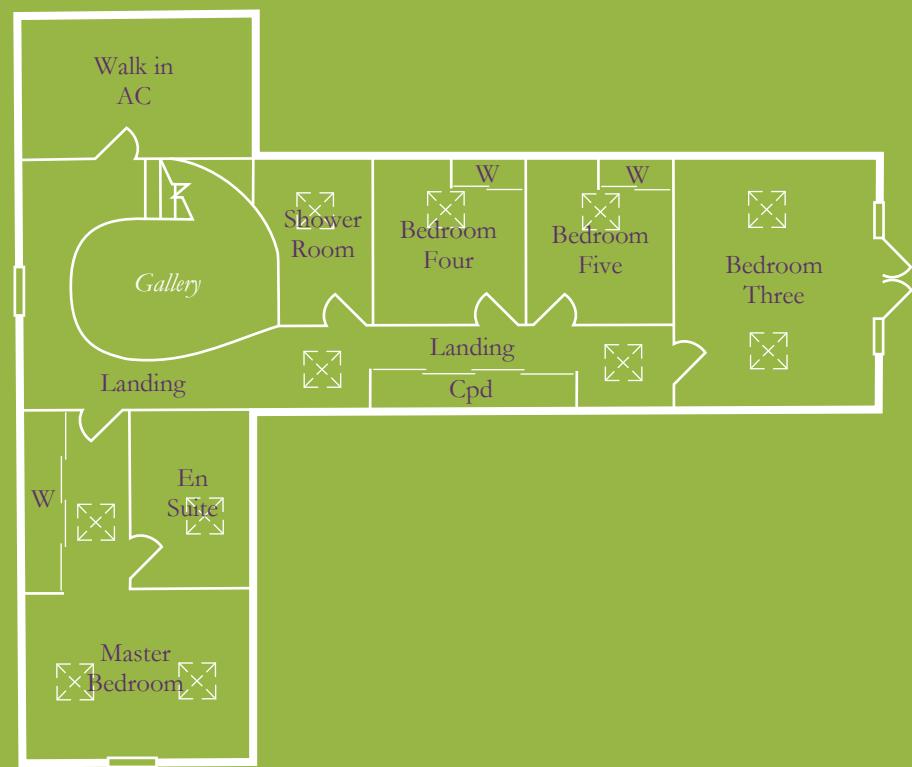
En Suite 3.29 x 3.29m (approx. 109 x 10'9)

Comprising a modern Jacuzzi suite having twin wash basins set to vanity unit, WC, double shower and double ended bathtub with a heated towel rail, tiled flooring, and an obscured window to the rear



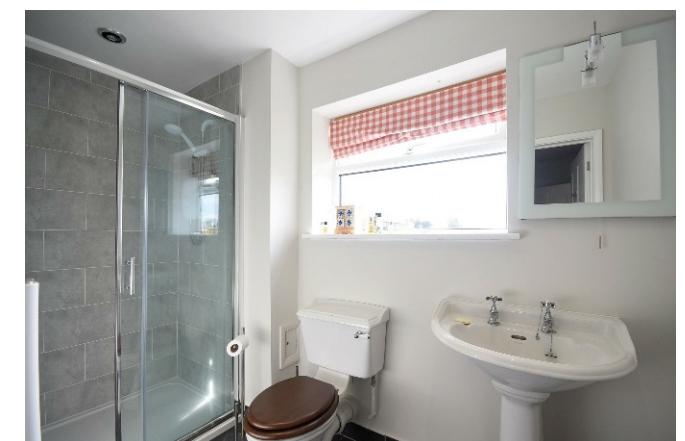












Outside

Gated access leads into the driveway where there is ample parking and turning space for a number of vehicles. The drive extends to the side aspect where there is vehicular access down to the outbuildings and stables

Coach House 8.14 x 5.45m (approx. 26'8 x 17'10)

Having power, lighting, storage to the loft and access into:

Store One 5.24 x 3.35m (approx. 17'2 x 10'11)

Store Two 5.24 x 3.35m (approx. 17'2 x 10'11)

Equestrian Facilities

Accessed off the driveway to the rear of Leese Hill Stables are four brick **Stables** with access out onto the paddocks. The land totals around 6 acres and includes a 40 x 20m all weather floodlit **Manège**

Also off the drive to the rear of the property is an **Outbuilding** ideal for conversion into an annexe, holiday let or rental property. The outbuilding has under floor heating and is currently fitted with a shower room suite, wall and base units and a sink to the kitchen and comprises:

Room One 4.86 x 4.25m (approx. 15'11 x 13'11)

Room Two 4.15 x 3.05m (approx. 13'11 x 10'0)

Kitchen 2.99 x 2.4m (approx. 9'9 x 7'10)

Shower Room 2.99 x 1.45m (approx. 9'9 x 4.8)

Room Three 6.48 x 4.24m (approx. 21'3 x 13'10)

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.

