



The Wicket
Lawnhead, Staffordshire





The Wicket,

Lawnhead,
Staffordshire,
ST20 0JQ

A superbly situated country home, finished to a high modern standard, with fantastic equestrian facilities, extensive outbuildings set in approximately 20 acres.

- GF: Porch, hall, kitchen/dining room, sitting room, living room, family room, utility, w/c.
- F & SF: Master bedroom with en-suite & dressing area, family bathroom, further 3 bedrooms, fantastic views over land.
- Attractive mature gardens, raised seed beds & fruit trees.
- Superb eq. facilities & outbuildings offer tremendous scope for a range of equine use.
- 18 stables, lunge/breaking pen, tack & feed rooms, wash bay.
- 50m x 45m floodlit outdoor arena; rubber surfaced turn out pen; rubber surfaced lunge/breaking pen Multiple versatile outbuildings, with a range of potential uses.
- Electric gated driveway, extensive concrete & gravelled yard and parking areas.
- Approximately 20 acres, 18 x individually fenced grass paddocks. Canter track with cross country jumping.

Distances:

Eccleshall 4.5m | M6 J 14 4.7m | Stafford 6m
Newport 9m | Cannock 18m | Stoke on Trent 20m



Situation

The Wicket sits within a rural but easily accessible location close to the town of Eccleshall, with its post office & shops, supermarket, church, veterinary practice, saddlery, primary school and popular pubs and restaurants. Within 6 miles is Stafford town centre which boasts shopping centres, large train station within fast reach of London Euston (Euston 1hr 20 mins) which we are informed is soon to be on the HS2 line, and numerous further amenities.

The property is well placed for road, train and air travel with the M6 junction14 being just 4.7 miles, the regional International airports at Birmingham (45 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 Rodbaston and South Stafford College within easy traveling distance; also Field House Equestrian Centre, Eland Lodge Equestrian Centre, and Staffordshire County Showground. Local packs are the North Staffordshire Hounds, and within easy reach of popular packs including the Meynell and South Staffordshire & the Quorn.

Description

The Wicket is an impressive equestrian home standing within the privacy of its immaculately kept gardens and buildings. The property boasts a fantastic range of versatile outbuildings including stable blocks and traditional storage buildings. The paddocks are well kept and consist of good old turf fenced with post and rail, mature native hedging and permanent electric fencing. In total the land measures approx. 20 acres.





The house, which is a tastefully constructed modern dwelling, is of traditional brick construction with a gravelled driveway to the front. The accommodation is well laid out and well suited to modern family living, with an open kitchen/dining room and access to the gardens via French doors. The kitchen is well-equipped, with central granite topped kitchen island, bi-laminate floor, Belfast sink, recessed speakers, remote wireless heating control system, and integrated dishwasher appliance. The Kitchen has an in-ceiling sound system, which is connected through into the dining area. There is also an external sound system in the patio area beyond. The house is equipped with a security system which can be controlled remotely. The house is wired with ethernet to multiple rooms, with UBIQUITI Professional WLAN. The vendor reports that the house has high speed fibre internet. These facilities are beneficial for those working from home. The kitchen/dining room leads into the family room, which is a spacious and light room with oak floor and fantastic views & access to the garden via concertina doors and side door. This is an open plan room which adjoins the living room, currently used as a snug with a fireplace. Leading through from the entrance hall, is the large, open plan sitting room, measuring an impressive 9.1 x 8.0m, which is triple aspect with access to the garden via French doors. The first floor is reached via a staircase from the entrance hall, which leads to the landing. Straight ahead is the family bathroom, fitted with shower, bath, sink, and W/C. The master bedroom is reached via a dressing room, with inbuilt wardrobe storage, and an ensuite shower room, with double walk-in shower unit, twin sinks & w/c. The master bedroom is dual aspect with excellent views across the garden & surrounding land. Bedroom 2 is a double bedroom with views to the garden & inbuilt storage cupboard. Bedroom 3 is also a double bedroom with views across the garden and land. There is a fourth single bedroom.



Gardens

The gardens are well set out, and consist of raised and sunken beds, lawns, fruit trees and a patio/barbeque area and also a seating area to the front/side of the house.

Equestrian Facilities & Outbuildings

To the front of the house there are a range of versatile outbuildings and an attractive traditionally designed stable yard served by its own separate gate and concrete hard standing. These well planned equestrian facilities combined with ample turnout will appeal to professional or lifestyle equestrian users, alternatively the extensive building space could provide excellent storage, garage and yard space for a host of other uses. The facilities / outbuildings in brief comprise:

- 18 Stables
- Tack room, feed room, solarium/wash room (purchase of equipment may be negotiated)
- Hay/Straw/Storage shed
- Outdoor arena, 50x45m, silica sand, rubber & UPV surface, with floodlights, post and rail perimeter fenced.
- Lunge ring 20x20m
- Vehicle/machinery/open fronted store shed
- Fenced tracks to the immediate paddocks.
- Access to good hacking immediately from the property & fenced ride around fields

Services

Mains electricity & water. Private drainage via septic tank.
Council Tax: Band G. Local Authority: Staffordshire County Council.





Directions

From the M6 Northbound, take J14 at Stafford. At the roundabout, take the first exit onto the A5013. After ¼ of a mile, turn left onto the B5045 towards Woodseaves. After approximately 1.5 miles you will enter the parish of Lawnhead. The property will be found on the right, behind private wooden electric gates signed 'The Wicket'.

Fixtures and Fittings

The majority of the fixtures & fittings are available to be purchased by separate negotiation.

Wayleaves, rights of way and easements:

A footpath runs across the land to the rear of the property which has been diverted to a preferable route across the land.

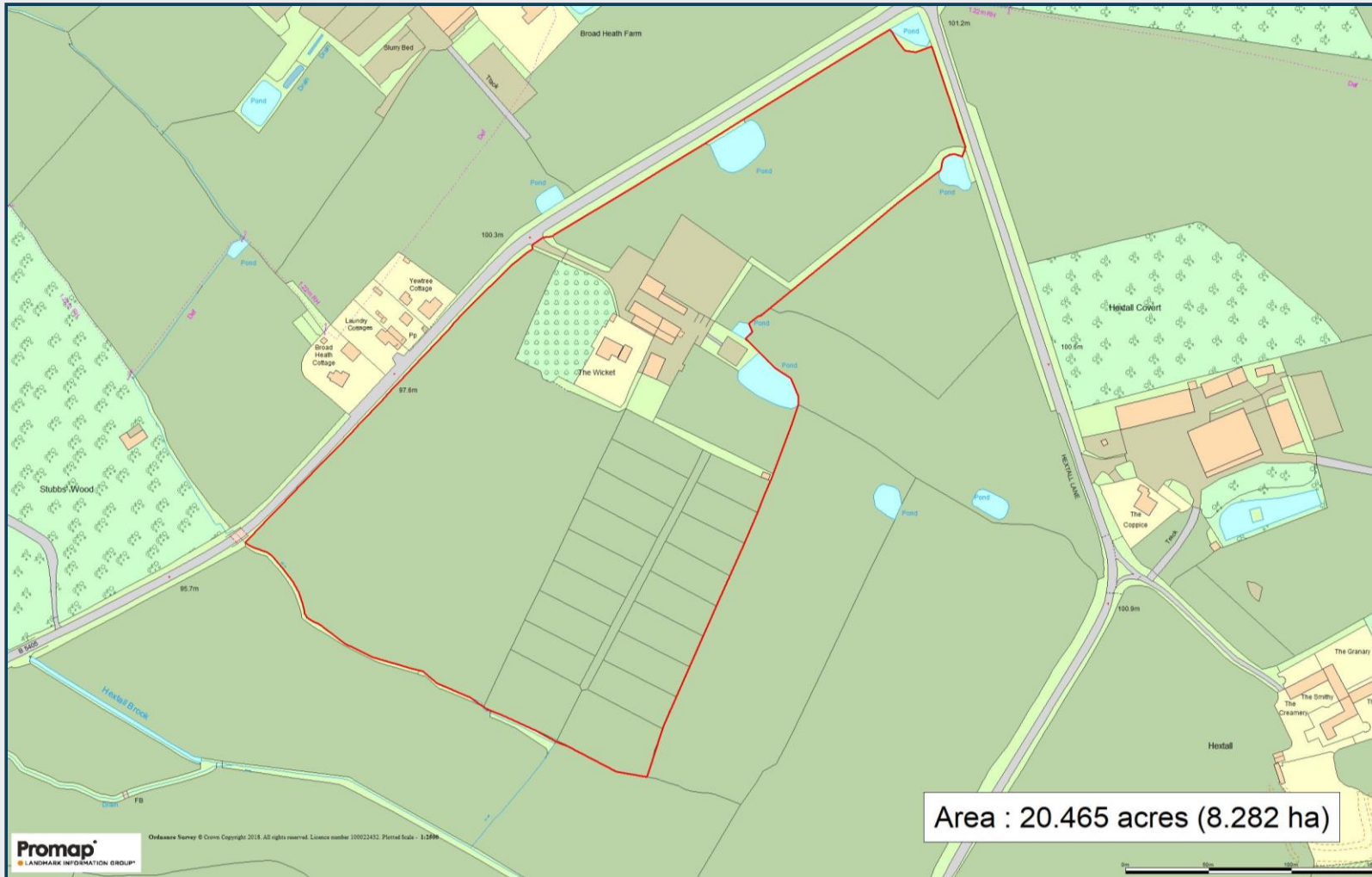
Viewings

Strictly by prior appointment with the sole agents Jackson Equestrian on 01743 709249 or 01948 666695

AGENTS NOTE:

The Vendors report that there is no upward chain.





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