



## Gratton Villa Farm Gratton Hall Lane, Stoke-On-Trent, ST9 9AL

**Offers in the region of £950,000**

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"Country living is not a trend, but a way of life" ~ anonymous

Gratton Villa Farm is a stunning country residence set within approximately 7.15 acres of land in a peaceful Endon location. The property offers beautifully presented and spacious accommodation, rich in period character and charm, and finished to an excellent standard throughout. Enjoying beautifully maintained gardens featuring a tranquil fishpond and charming summerhouse, alongside extensive paddocks, a manège, and brick-built outbuilding with stables, tack room, workshop, and storage, ideal for a versatile country lifestyle.

## Denise White Estate Agents Comments

A stunning country residence set within a peaceful rural location, Gratton Villa Farm offers a rare combination of period charm, modern living, and exceptional equestrian lifestyle facilities. Situated along the highly regarded Gratton Hall Lane, this remarkable property occupies approximately 7.15 acres of land, divided into manageable paddocks and complemented by beautifully landscaped gardens, making it ideal for family living and countryside pursuits.

The property is approached via a private, gated driveway, leading to a welcoming entrance hallway, which sets the tone for the quality and character found throughout. The breakfast kitchen is a true focal point of the home, featuring a central island, granite work surfaces, and space for a range-style cooker, providing a perfect environment for family dining and entertaining. Adjacent is a generous utility room which in turn leads to a convenient downstairs WC.

The lounge is a superb dual-aspect reception room, filled with natural light and centred around a charming multifuel stove, creating a warm and inviting atmosphere. A further sitting room offers additional flexible living space, with dual-aspect windows and a beautiful cast-iron open fireplace, ideal for relaxing with family or guests.

To the first floor, there are three double bedrooms, with the main bedroom fitted with a stylish range of 'Sharps' bedroom furniture and leading onto a modern ensuite shower room. A fourth single bedroom provides the perfect space for a nursery, home office, or child's bedroom. The family bathroom has been fitted with a beautiful, timeless suite including a freestanding roll-top bath and a double shower cubicle with rainfall shower, combining elegance with modern comfort.

Externally, the property is set within well-maintained gardens with lawned areas to the front and side, adorned with mature planting and flower beds. The rear garden features a beautiful Indian stone paved seating area with raised vegetable beds, a

tranquil fish pond, and a charming timber summerhouse with power and lighting, providing the perfect outdoor retreat.

The property is complemented by approximately 7.15 acres of land, divided into paddocks with quality fencing, a menage, and a field shelter suitable for summer stabling. Adjacent to the house stands a substantial brick-built outbuilding, comprising a stable block with three stables, a tack room, an additional separate stable, a workshop, coal store, and storage shed – ideal for equestrian enthusiasts or those requiring versatile outbuildings.

## Location

Gratton Hall Lane, Endon, is a highly regarded semi-rural address set within the beautiful Staffordshire Moorlands, offering an enviable lifestyle that combines countryside tranquillity with everyday convenience. Surrounded by open fields and rolling landscapes, the area is ideal for those who enjoy outdoor pursuits, with an abundance of scenic walking routes, bridleways, and nearby attractions such as the ever-popular Rudyard Lake, perfect for sailing, walking, and leisure activities.

Despite its peaceful setting, Gratton Hall Lane remains conveniently positioned for access to the village of Endon, which provides a range of local amenities including shops, traditional pubs, cafés, and well-regarded schools, making it particularly appealing to families. The area is also well placed for commuting, with good road links to Leek, Stoke-on-Trent, and the wider Staffordshire and Cheshire regions.

Endon itself enjoys a strong sense of community and a welcoming village atmosphere, with local events and recreational facilities enhancing its appeal. Combining rural charm, accessibility, and a high quality of life, Gratton Hall Lane offers an exceptional setting for those seeking a balance between countryside living and modern-day convenience.

## Entrance Hall

14'7" x 11'2" maximum overall (4.45m x 3.40m maximum overall)



Composite stable door to the side aspect. Tiled flooring. Radiator. Stairs leading to the first floor. uPVC window to the rear aspect. Two ceiling lights. Doors leading into:-

## Kitchen

16'8" x 12'7" (5.09 x 3.84)



Fitted with a range of wall and base units with granite work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated dishwasher. Space for a range style cooker with extractor over. Space for an American style fridge freezer. Tiled flooring. Fireplace housing a multi fuel stove. Radiator. uPVC Windows to both side aspects. Three ceiling lights. Exposed beam to the ceiling.

## Lounge

14'3" x 11'10" (4.35 x 3.63)



Carpet. Radiator. Exposed brick fire recess housing a multi fuel stove set on a stone hearth with a wooden mantle. uPVC windows to the front and side aspects. Three wall lights. Ceiling light. Original wooden entrance door to the front aspect leading to the Entrance Porch. Door leading into the Entrance Porch.

## Sitting Room

11'11" x 11'10" (3.64 x 3.61)



Carpet. Traditional style column radiator. uPVC Windows to the front and side aspects. Feature cast-iron open fireplace with a tiled heart. Ceiling light.

## Entrance Porch

6'0" x 3'2" (1.84 x 0.99)

uPVC entrance door to the front aspect. Quarry tiled flooring. Vaulted ceiling with exposed beams. Ceiling light. Original wooden entrance door leading into the sitting room.

## Utility Room

11'10" x 11'4" (3.63 x 3.47)



Fitted with a range of base units with worksurface is over incorporating a stainless steel sink and drainer unit with mixer tap. Plumbing for automatic washing machine. Space for a condensing tumble dryer and undercounter fridge. Tiled flooring. Radiator. uPVC window to the side aspect. Two ceiling lights. Door leading into:-

## WC

3'7" x 3'6" (1.11 x 1.08)



Fitted with a low-level WC and vanity wash hand basin unit. Tiled flooring. Obscured uPVC window to the side aspect. Ceiling light.

## First Floor Landing

6'1" minimum x 9'8" (1.86 minimum x 2.96)



Carpet. uPVC window to the side aspect. Storage cupboard off. Loft access. Doors leading into:-

## Bedroom One

12'10" x 11'2" max including wardrobes (3.92 x 3.41 max including wardrobes)



Carpet. Radiator. uPVC window to the side aspect. Fitted with a range of sharps built-in bedroom furniture with inset lighting. Ceiling light. Opening into:-

### En-suite Shower Room

14'0" into shower x 5'4" (4.27 into shower x 1.65)



Fitted with a vanity unit housing a wash and basin with mixer up and low-level WC together with a double shower cubicle with rainfall showerhead. Laminate flooring. Traditional column style heated towel rail. Built-in vanity unit. uPVC window to the rear aspect. Ceiling light.

### Bedroom Two

14'2" x 11'10" (4.33 x 3.63)



Exposed wooden flooring. Radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Three

11'10" x 10'11" (3.63 x 3.35)



Carpet. Radiator. uPVC window to the front aspect. Fitted with a range of built-in wardrobes and overhead storage with inset lighting. Ceiling light.

### Bedroom Four

11'3" x 4'9" (3.44 x 1.47)



Carpet tiled flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

## Family Bathroom

8'10" max x 11'4" (2.70 max x 3.46)



Fitted with a beautiful, traditional style bathroom suite comprising of a freestanding clawfoot roll top bath with freestanding central shower mixer tap, vanity unit housing an inset wash hand basin, low-level WC and double shower cubicle with rainfall showerhead. Laminate tiled flooring. Traditional column style radiator. Part tiled walls. Two obscured uPVC windows to the side aspect. Airing cupboard off housing, the hot water cylinder. Ceiling light.

## Outside



Gratton Villa Farm is approached via electric gates leading onto a tarmac driveway, offering ample off road parking. the driveway continues to an open tractor store, providing covered shelter for vehicles, and a substantial outbuilding featuring stables, a tack room, two store sheds and a workshop - perfectly suited for equestrian, agricultural, or general storage purposes.

## Utility Room

7'9" x 9'4" (2.38 x 2.87)

Recently installed uPVC door to the side. Recently installed uPVC window to the side aspect. Power and light. Running water.

## Boiler Room

9'3" x 8'7" (2.82 x 2.64)

Recently installed uPVC door and window to the side aspect. Power and light. Floor mounted oil fired central heating boiler.

## Stables

35'4" x 18'3" (10.79 x 5.57)



Wooden door to the front aspect. Wooden stable door to the rear aspect. Two windows to the rear aspect. Connected with power, light and water. Sliding door leading into the Tack Room. Sectioned in to stable boxes comprising as follows:-  
Stable one 3.89m x 2.96m  
Stable Two 3.88m x 2.72m  
Stable Three 3.87m x 2.50m

## Tack Room

18'3" x 13'6" (5.57 x 4.14)

Wooden door to the rear aspect. Windows to the front and rear aspects. Power and light.

### **Additional Stable**

12'0" x 10'9" (3.66 x 3.30)



Located to the rear of the main stable block. Wooden stable door to the rear aspect. Window to the rear aspect. Ceiling light.

### **Coal shed**

6'0" x 3'6" (1.85 x 1.08)

Wooden entrance door to the front aspect. Window to the side aspect.

### **Brick Store**

8'1" x 6'0" (2.48 x 1.85)

Wooden entrance door to the front aspect. Power and light. Window to the front aspect.

### **Workshop**

19'5" x 7'4" (5.94 x 2.25)

Wooden entrance door to the front aspect. Window to the front aspect. Power and light.

### **Gardens**



Gratton Villa Farm is set within beautifully maintained grounds that perfectly complement the character and setting of the property. To the front and side, the gardens are laid to lawn with mature planting and well-stocked flower beds, creating a welcoming and picturesque approach.

The rear garden is particularly impressive, designed for both relaxation and outdoor living. A spacious Indian stone paved seating area provides an ideal spot for alfresco dining or entertaining, surrounded by raised beds perfect for growing vegetables and herbs. The garden also features a tranquil fish pond, adding a sense of calm and charm, and a timber summerhouse complete with power and lighting, offering a versatile space for leisure, hobbies, or quiet retreat.

## Land



The property benefits from approximately seven acres of quality grazing land, divided into manageable paddocks with high quality fencing. These areas are complemented by a menage and field shelter, making them ideal for equestrian use, while the substantial brick-built outbuilding offers a stable block with three stables, tack room, workshop, and storage, blending practicality with the enjoyment of the outdoor space.

### Agents Notes

Tenure: Freehold

Services: Mains electricity and water connected. Oil fired central heating. Septic tank drainage.

Council Tax: Staffordshire Moorlands Band F

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you

an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan

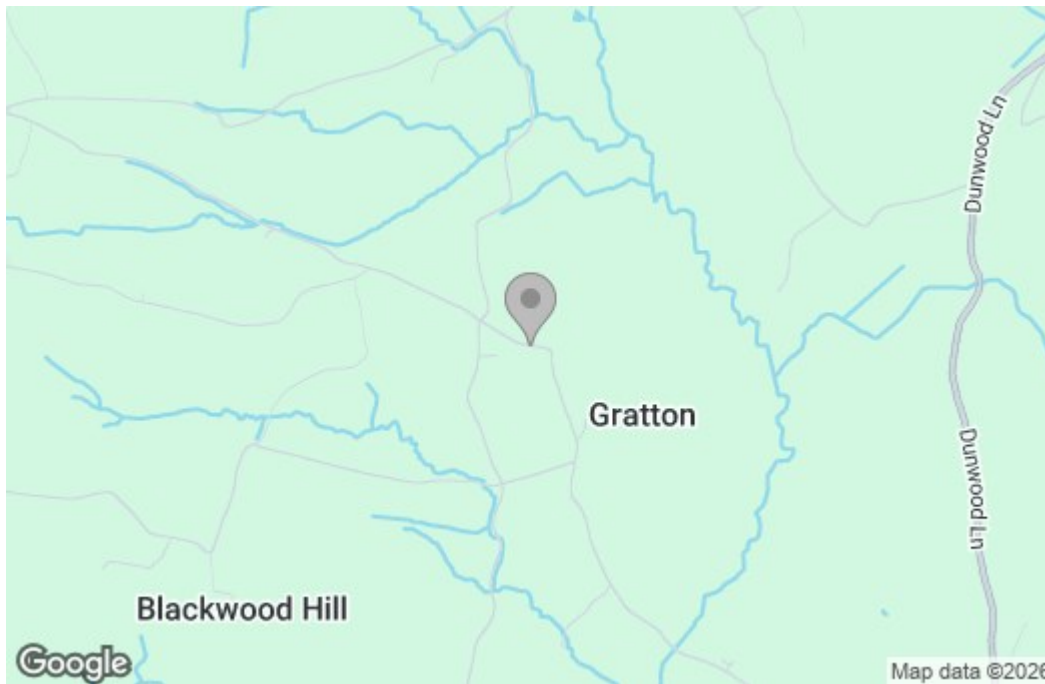


Total floor area: 230.7 sq.m. (2,483 sq.ft.)

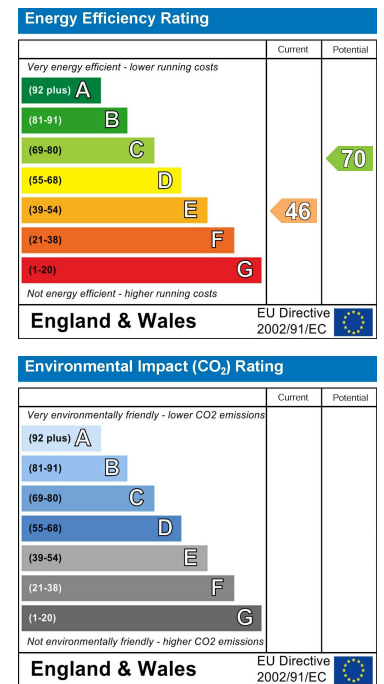
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



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