



Bank Farm  
Croxtan | Stafford | ST21 6PE



# BANK FARM



*Bank Farm is a character driven detached well-presented farmhouse situated in the hamlet of Croxton and in easy reach of the market town of Eccleshall, the M6 and Stafford train station. The accommodation includes 4 bedrooms 2 bathrooms and 3 reception rooms. Presented to a high standard and an ideal family home, situated in a picturesque location.*







# GROUND FLOOR

---

On entering Bank Farm, you appreciate the character and calmness of this lovely farmhouse as you enter its entrance hall. Exposed features in abundance include the flooring, staircase and internal doors and show the traditional styling balanced with the practicality of modern living. Off the entrance hall the study is spacious light and airy and ideal for home working, this could also make a downstairs bedroom as an alternative option. Leading on you arrive in the dining area. This encapsulates the traditional styling with open plan modern living with its naturally light and spacious ambiance, ideal for informal or formal occasions. You are surrounded by exposed features as you would expect of the style and period. This continues into the kitchen/breakfast room. Again, spacious and naturally light, the traditional farmhouse style kitchen has all the modern appliances you would expect, complimented by the breakfast table as the focal point of the room and ideal for those informal occasions with family and friends. Off the dining area, the main reception sits and a perfect place to relax or entertain with the fireplace being an ideal spot to sit in front of on those cold winter nights, again surrounded by exposed features throughout this is a lovely room full of character and charm. To the rear of the property, the sunroom is a perfect place to enjoy the views over the rear garden a downstairs WC, completes the downstairs accommodation.

















# SELLER INSIGHT

“ Bank Farm has been the much loved family home to the present owners, Jeremy and Liz, for the past thirty years, and say the house and village have been amazing places to bring up their family. They were initially attracted to the property by its convenient location for the M6, giving easy access to Manchester and Birmingham for work and leisure. However, they also immediately fell in love with the characterful, late Victorian farmhouse and its large garden.

Bank Farm was at one time the village post office and still retains some charming features of its period, such as a door in the house that has the hatch for serving customers of the post office. The property was renovated in two thousand and six when a full-length lounge and full-length kitchen were added, plus a downstairs study, first floor bedroom and bathroom. These changes and remodelling of the layout created a spacious and charming home, perfect for family relaxation and formal entertaining.

The family use and appreciate all the rooms, but the well equipped kitchen is the busy hub of the home. Eight people can settle for casual meals around the table and Liz says it is both a warm and cosy winter venue for quiet nights in, and a light flooded summer room.

Jeremy explains that the size of the lounge with its Staffordshire black beams enables there to be two distinct areas. The family enjoy settling before the fire in one end and watching TV in the other. It is a room where the light and comfortable ambience invites relaxation. Anyone wishing for some alone time can nestle with a book in the quiet nook at the top of the stairs, or enjoy a coffee in the conservatory that, looks over the pretty garden: and the view from the master bedroom stretches across the fields to the Maer Hills in the distance. It is a joy to see the sunrise and listen to the sound of the dawn chorus.

The private and mature garden with its lawns and mature trees has been perfect for garden games, with plenty of places for the children to play hide and seek. Adults can simply sit and savour the peace of their surroundings, disturbed only by watching the red kites wheeling overhead and visiting woodpeckers, hedgehogs and summer bats.

Croxton is a community minded village and Bank Farm is a two minute walk from the village shop, post office, garage and village hub. It is only three miles from Eccleshall which has a good primary school, excellent sporting facilities and year round community events. It was named, this year, by The Sunday Times as one of the best places to live in the country. The area has provided the family with a very good lifestyle, but they know the time has come to move on and let Bank Farm begin a new chapter in its history. They know the new owners will love it as much as they have.\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# FIRST FLOOR

---

The first floor in keeping with the ground floor is spacious and light with an ambiance of traditional character features and period style living. A spacious landing leads to the bedrooms, of which there are 4 double rooms. All are presented to a high standard, with the master bedroom having its own ensuite facilities as well as the family bathroom complementing the remaining bedrooms. All are equally impressive in terms of their presentation.





























# OUTSIDE

---

Most of the rear gardens are laid to lawn and interspersed mainly to the side where a pleasant orchard resides. There is a patio area adjacent to the rear of the property with a further seating area to the side. There is plenty of off-road parking for numerous vehicles.







# LOCATION

---

Bank Farm is situated in the hamlet of Croxton near the market town of Eccleshall and in easy reach of the M6. The nearest railway station is Stafford, offering access to London in approximately 75 minutes from Stafford, Manchester 1 hour and Birmingham 30 minutes. There are many private schools for all ages within the area.



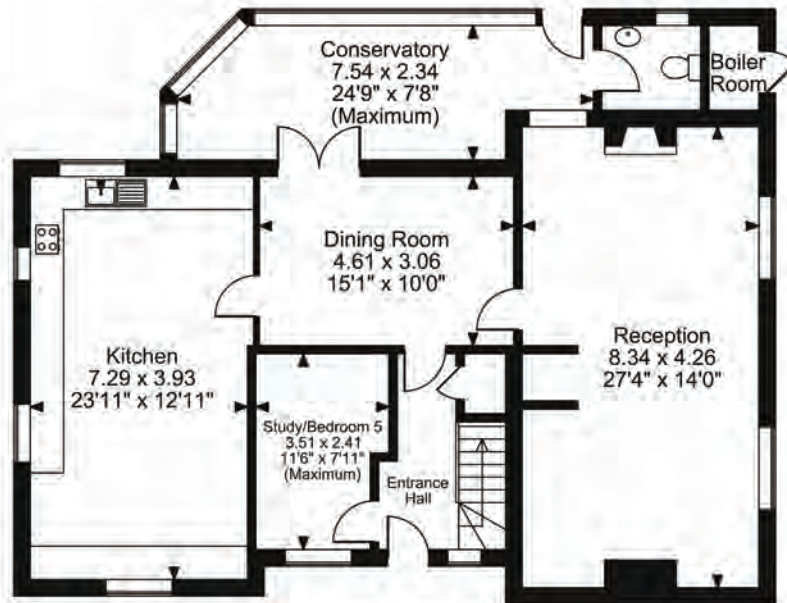
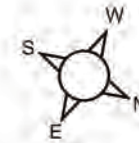




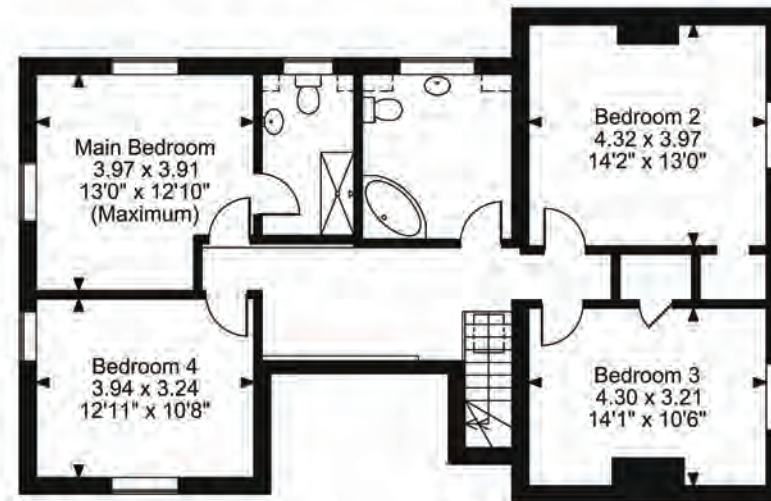




**Bank Farm, Croxton, Stafford**  
**Approximate Gross Internal Area**  
**2246 Sq Ft/209 Sq M**  
 Quoted Area Excludes 'External Boiler Room'



**Ground Floor**



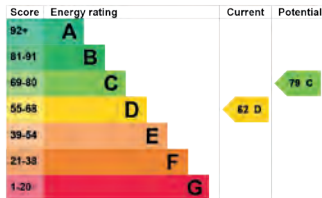
**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8648201/NGS



**FINE & COUNTRY**







# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



KARL RUSK

PARTNER AGENT

Fine & Country Staffordshire  
07957 299705

email: [karl.rusk@fineandcountry.com](mailto:karl.rusk@fineandcountry.com)

Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



Fine & Country Staffordshire  
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB  
07957 299705 | [karl.rusk@fineandcountry.com](mailto:karl.rusk@fineandcountry.com)

