



High Onn Manor, Stafford, Staffordshire, ST20 0AX

Dixon & Co

Sales Lettings Commercial

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4 Crown Bridge, Penkridge

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**Acquired by the vendors in 2010 in a dilapidated condition, High Onn Manor has been refurbished and modernised to the highest standards and is now a jewel of a property located in the Staffordshire Countryside. Set in approx. 7 acres of land the House is a delightful family residence with a secluded outlook and feel that offers rural living but with the some of the most modern technology available.**

Accessed through a private, gated entrance, this exclusive property comprises of six double bedrooms and four bathrooms – including a master and a guest suite, a large formal dining room, a formal lounge, a family room, a dining kitchen, a study, a billiard room, a utility, a butler’s pantry, a gun room, two family bathrooms, two guest W/C and cellars. Externally, there is a detached annex building that is currently used as a games room and sauna and there is also a large detached garage block with space above for home office provision located adjacent to the kennels.

Despite its rural location, this charming property is close to some excellent amenities being just a short drive from the conurbations of Stafford, which has high-speed train connections to the North and South, along with Penkridge and Newport with all their associated facilities. The residence also benefits from easy access to the national motorway networks via Junction 12 of the M6 (A5 at Gailey).

Though it has an LPG system as a backup, hot water and heating (under floor throughout) for the main building is predominantly by a solar powered wax containing heat store – some of the most up to date technology currently available. The property also has an integrated electronic management system for the control of heating, CCTV and entertainment provided by Opus technologies – with touch screen controls located throughout the residence. There is also an array of solar photovoltaic electricity generating panels and grey water capture system contributing to its green credentials.

## Ground Floor

**Entrance Hall:** The front door to the property opens out into an expansive entrance hall that gives the first indication of the sheer scale of this imposing residence. With high ceilings and substantial widths, this neutrally decorated space, with a tiled floor is flooded by natural light that comes down from the feature lantern located on the main landing above. Providing direct access into the main lounge, the dining room, the billiard room, the guest W/C, the kitchen, the cellars and the stairs to the first floor, this is a grand centralised space that makes a clear statement about the quality and scale of this spectacular property.

## Reception Rooms

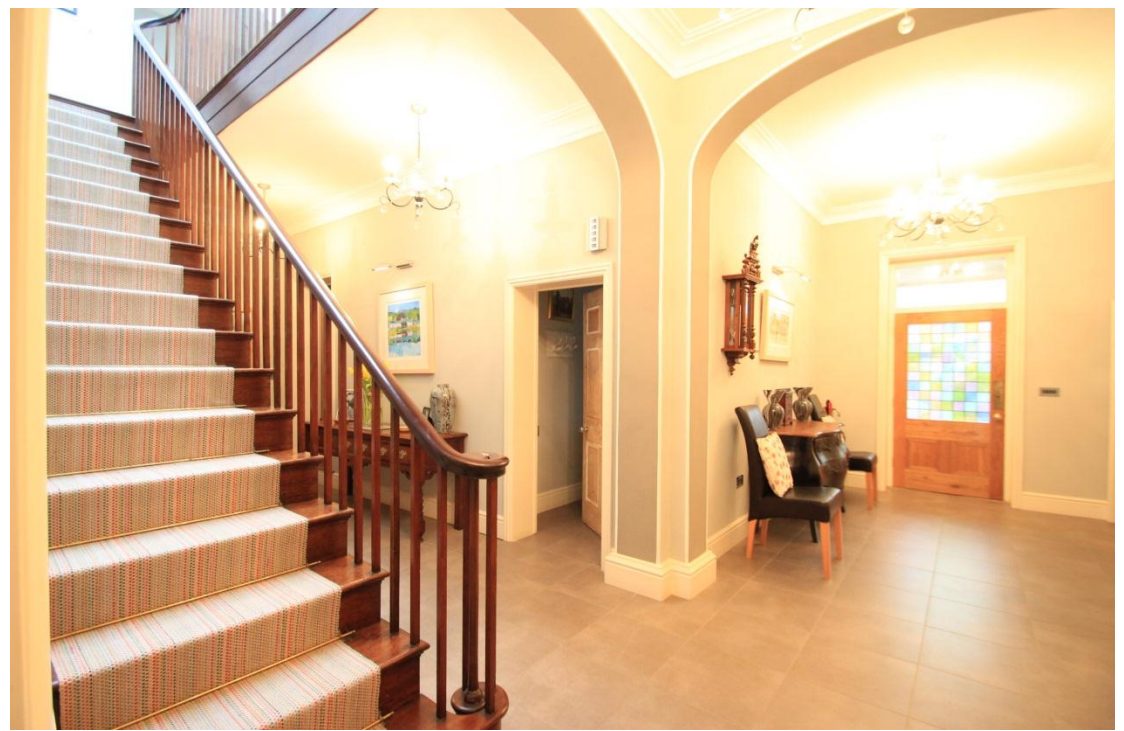
**Living Room:** Striking and yet cosy, this large living space is the more formal of the living spaces and could be easily converted into a drawing room if required. With large windows, a feature fireplace and French doors leading out under the covered veranda, this neutrally decorated space with a hard wood floor is bright and light and reflects the overall quality of the residence.

**Dining Room:** With dual aspect views over the grounds, and three sets of French doors leading out onto the covered veranda, this grand space is the hub of formal entertaining in this property. Currently laid for 10 persons, this cavernous room could easily accommodate double that for formal dining and still have plenty of space in the surrounds for additional sideboards and serving equipment. With a hard wood floor and a stunning feature fireplace this magnificent chamber would make any host proud.

**Family Room:** Located adjacent to the kitchen and wired for conversion into a home cinema room if required, this large family room is ideally situated for day to day living. Tiled to continue the flow from the kitchen space, this is a generously proportioned room with a large walk in bay window that is flooded with natural light which is then complimented with neutral decoration and ceiling spotlights.

**Billiard Room:** With an eye-catching feature fireplace and large window looking out over the garden, this private games room is a well-appointed space for relaxing in a cosier environment. Located off the main hall, adjacent to the front door and the main dining room this space could also be used as a receiving room if required prior to formal events.

**Study:** The main house contains a study that is conveniently located adjacent to the guest W/C and the kitchen. With a window to the front elevation this space would be perfect for a home office for familial matters or for holding business meetings if required for those who wish to work from home.







**Dining Kitchen**

**Kitchen:** This masterful kitchen space is simply perfection in organisation and usability. Ergonomically designed for the benefit of the chef, this luxurious space is well served by counter tops, integrated appliances and storage so that even the most of culinary creations can be executed. Featuring a large electric range cooker with LPG hobs and stainless steel overhead extractor as its focus, this space is also served by a large central island which is the main preparation space. Featuring a double ceramic sink, this unit also contains the integrated dishwasher as well as hosting a large breakfast bar. The copious under counter storage is further augmented by a large range of storage units on the wall immediately behind – thus ensuring that it is possible to keep all the fresh supplies in easy reach. This range of units also includes space for a large American style fridge freezer with ice functionality as well as an integrated microwave. There are further high and low units throughout the kitchen for storage- and not to forget the adjacent butler's pantry. This magnificent kitchen is of sufficient size to also host a dining table – perfect for casual family meals and breakfasts.



## 1<sup>st</sup> Floor

### The Bedrooms & Bathrooms

**Landing:** The centralised main landing is the show stopping design feature of the property. Of double height and with a stunning lantern running the full length of the space, this grand design has been tastefully executed by the vendors and adds a real panache to this charming residence.

**The Master Suite:** The grand master bedroom with magnificent rear aspect views has substantial dimensions in an elegant design. The neutral décor and wooden flooring accentuates this tranquil room and with both a generous en-suite facility and private roof terrace for breakfast dining with views over the garden, this is the heart of a generous suite which is suitably proportioned for the owners of this fine property to enjoy. This space also has the benefit of a large walk in wardrobe. The bathing area is served by a large free standing bath, separate wet room shower and two sinks with cupboards beneath mounted on opposing walls and features Porcelanosa tiles.

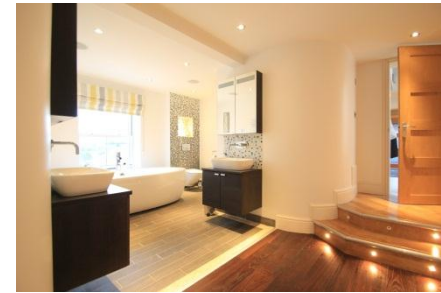
**Bedroom Two:** The second bedroom to the property is also an excellent size double room with rear aspect views and karndean flooring. Tastefully decorated this is a bright and light space.

**Bedroom Three:** An excellent sized double room with dual aspect views to the rear of the property and the side. Brightly decorated and with a Karndean Floor this is a large space.

**Bedroom Four:** Located to the front aspect of the property, this large double room with Karndean flooring is neutrally decorated and particularly spacious.

**Bedroom Five:** The fifth bedroom is a large double room with views over the croquet lawn and makes an ideal guest bedroom should the guest suite be otherwise occupied.

**Family Bathrooms:** The four bedrooms that do not have the benefit of en-suite facilities are serviced by a pair of large family bathrooms. Finished to the highest standards and of large dimensions both these bathrooms are served by a bath with separate shower, wash hand basin,



## 2<sup>nd</sup> Floor

**Guest Suite:** Located on the second floor of the property and accessed via a set of private stairs behind a door off the main landing, this large guest suite comprises a substantial double room set in the eaves of the property with a dormer window looking over the grounds and a separate bathroom. Decorated to match the bedroom, the bathroom comprises a bath with shower above, a close coupled W/C and a wall mounted sink with a suspended under basin vanity unit.

## Service Areas

**Guest W/C:** Situated off the main hall, the guest W/C is conveniently located near to the lounge, the dining room and the billiard room. Of large dimensions this is a well-appointed commode that reflects the overall quality of this residence that pervades even into the service spaces.

**Cellars:** The extensive cellars to the property comprise four separate rooms. With plenty of room for wine as well as general storage this are valuable additional spaces that add significantly to the practicality of the residence.

**Butler's Pantry:** Located off the kitchen down a flight of stairs, this butler's pantry is a large space for the keeping of essential supplies for the chef of the household. With power and lighting as well as natural light provided from a lightwell this is a bright space – making it easy to find items on the wide range of shelving.

**Utility:** The residence is served by a large utility room located adjacent to the kitchen. Arranged in a galley fashion the space features a range of under counter units below a granite work top, an inset Belfast type sink and also has a well as a feature secured in the floor.

**Utility W/C:** The property has the benefit of a second ground floor W/C located off the utility area.

**Laundry Room:** Located on the first floor adjacent to the second family bathroom, this handy laundry room is well placed as it keeps these essential functions unusually close to where they are needed the most – the bedrooms.

**Boot Room:** Located off the family room, this space is currently used for storage of coats and boots but could ideally make a second office / study within the residence should it be required.



**Gun Room:** Entered via the original heavy steel door, this substantial walk in gun safe / farm safe has ample storage capacity for a range of firearms and ammunition. Should it be required, this space could be reconvered into a walk in safe should the boot room be converted into a home office.

**Plant Room:** Located off the utility area to the rear aspect of the property is a large plant room that contains the wax cylinder heat stores and the associated technology to heat the residence.

### Additional Outbuildings

The property is served by a variety of additional outbuildings that add to both the functionality and the charm of the property.

**Annex:** Located adjacent to the main house and served by the secondary driveway, this detached annex structure is virtually complete and is currently used as a games room by the family. The opportunity has also been taken to fit out a part of this space with a sauna – perfect for easing the aches and pains after a long day in the countryside. Externally there is a large decking area which is wired for a hot tub.

**Garage / Office:** Restored from a derelict state, this detached building has been reborn into a large space that has multiple uses and the potential for further conversion if required. The Ground floor is currently used as a machinery store but is also a large double garage. Accessed from side opening timber doors to the front aspect, the machinery store can also be entered via a large door to the rear aspect. The First floor is a large space that would suit use as a home office with limited additional works or alternatively as additional storage or recreation spaces to suit the requirement of the properties owners. Should it be required it this structure would also suit conversion into additional annex space subject to the usual permissions and consents.





**Kennels:** Located adjacent to the garage / office block is substantial pair of kennels – perfect for the sporting property owner to keep his dogs.

### The Grounds & Land

**Croquet Lawn:** Located to the side aspect of the property adjacent to the front drive, this large lawn is ideal for croquet in the summer months – particularly when used in conjunction with the wrap around veranda that serves the property. Surrounded by mature trees and shrubs this is an idyllic spot.

**Main Lawn:** The main lawn is arrayed to the rear aspect of the property. With views over the paddocks to the rear and boarded by a ha-ha, this is a generous space that would easily take a substantial marquee for functions and events.

**Orchard:** currently planted with a range of apple trees and with a run of fruit cages, this space is currently host to a flock of chickens and would also be handy for smaller domesticated livestock.

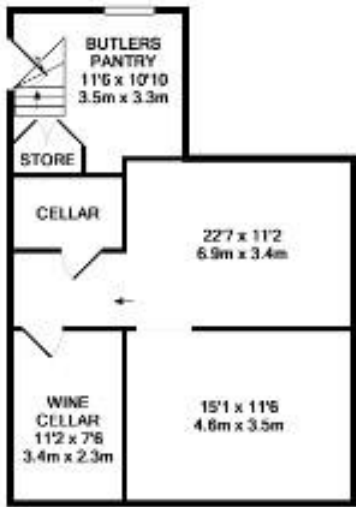
**Paddock:** Set to the rear of the property with independent access and a water supply, this large paddock that is separated from the main grounds by a ha-ha is ideal for equestrian use or as a small holding should the new owners require.

**Astro Turf:** Located adjacent to the garage / office block and below the master suite terrace, the AstroTurf area is ideal for the children to play – no matter what the weather.

**Solar Panels:** The heating system to the property is powered by a large array of ground mounted solar voltaic units. Discretely located behind the garage and kennels, they provide the power to the wax filled heat stores that provide warmth throughout this grand property via the underfloor heating that is fitted throughout. There is also a large Photovoltaic solar array mounted onto the roof of the annex building for the generation of additional electricity.

**Driveways and Parking:** To the front of the property, set behind a rustic 5 bar electrified gate is a block paved driveway that sweeps around to the main entrance of the property and then continues around to the rear which contains a large block paved parking area to match. There is shared access to the rear of the property along the farm road for large vehicles.





BASMENT LEVEL  
APPROX. FLOOR  
AREA 1029 SQ. FT.  
(97.9 SQ. M.)

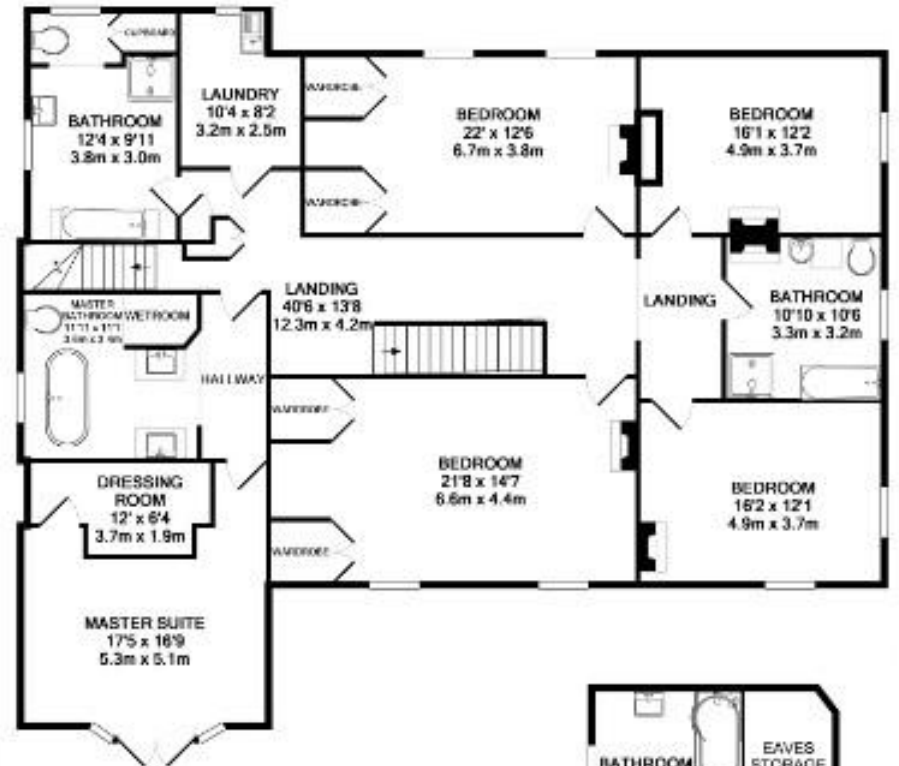


GROUND FLOOR  
APPROX. FLOOR  
AREA 2381 SQ. FT.  
(221.2 SQ. M.)

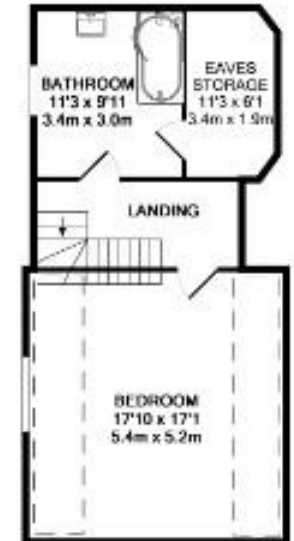
TOTAL APPROX. FLOOR AREA 6006 SQ. FT. (558.1 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plans for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or fitness for use can be given.

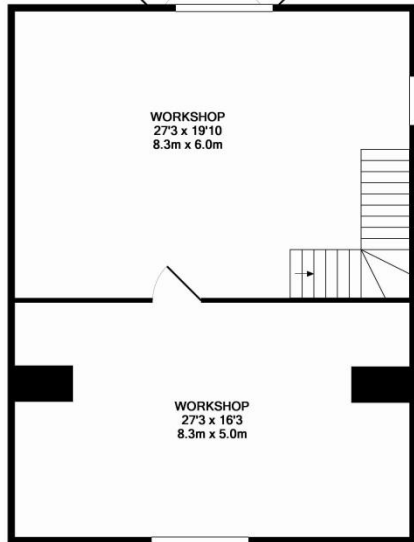
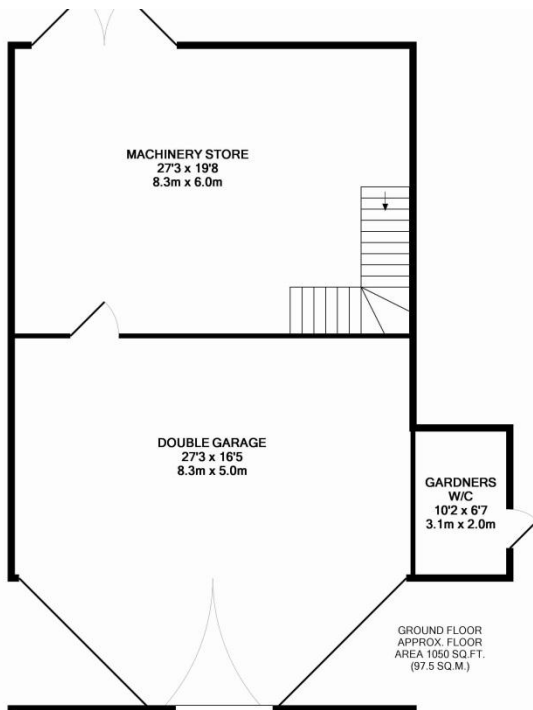
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1ST FLOOR  
APPROX. FLOOR  
AREA 2181 SQ. FT.  
(206.9 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 364 SQ. FT.  
(34.1 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1609 SQ.FT.  
(149.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2659 SQ.FT. (247.0 SQ.M.)  
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# Energy Performance Certificate

PREVIEW  
NOT FOR ISSUE

High Onn Manor, High Onn, Church Eaton, STAFFORD, ST20 0AX  
 Dwelling type: Detached house Reference number: 0000-0000-0000-0000-0000  
 Date of assessment: 26 January 2016 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 12 February 2016 Total floor area: 442 m²

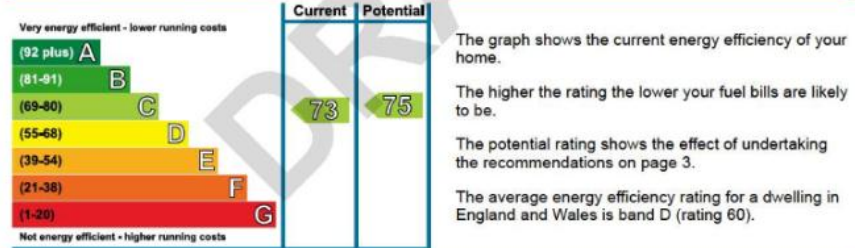
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
  - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 11,343
Over 3 years you could save	£ 507

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 417 over 3 years	You could save £ 507 over 3 years
Heating	£ 10,140 over 3 years	£ 9,966 over 3 years	
Hot Water	£ 786 over 3 years	£ 453 over 3 years	
<b>Totals</b>	<b>£ 11,343</b>	<b>£ 10,836</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Draught proofing	£80 - £120	£ 195	✓
2 Solar water heating	£4,000 - £6,000	£ 312	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



## High Onn Manor

- Non-Listed Period Property
- Fully Refurbished
- Approx 7 Acres with Ha-ha
- Coded, Gated Entrance
- Solar Panels Linked to Wax Filled Heat Store
- Grey Water Recycling
- Six Double Bedrooms
- Glorious Master Suite with Breakfast Balcony
- Stunning Reception Rooms
- Covered Veranda
- Butler's Pantry
- Large Cellars
- Gun Room
- Well
- Annex
- Detached Garage & Office Block
- Croquet Lawn
- Astroturf Sports Area
- Kennels

### AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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