



Camster Fold, Aston
Stafford, ST18 9LJ

£1,650,000

Nestled within approximately 20 acres of idyllic countryside, this exquisite equestrian estate combines high-end rural living with outstanding facilities. Extensively renovated in 2024, the property offers a harmonious blend of traditional charm and contemporary efficiency, including a stunning barn conversion main residence, an independent bungalow annexe, and a range of versatile outbuildings that present rare and lucrative equestrian business opportunities - all set against a backdrop of uninterrupted countryside views.

The main house is a masterclass in design and comfort, featuring three large bedroom suites, each with its own luxurious en suite bathroom. The interiors have been thoughtfully reimaged to include open plan living that is bathed in natural light. At the heart of the home is a stunning, solid wood kitchen - fully bespoke and beautifully crafted, with sleek quartz worktops and premium fittings. An oil-fired Aga with a heat exchange system works in tandem with an oil boiler and air source heat pump, all connected to an advanced water heating system for exceptional energy efficiency.

The main reception room is also a true highlight - a vaulted ceiling lounge with exposed beams, featuring an exposed brick inglenook fireplace housing a log-burning stove, creating a striking yet cosy centrepiece. This space offers both grandeur and warmth, perfect for entertaining or unwinding in comfort.

There is also a separate generous utility / boot room, a guest W/C, and welcoming entrance hall that strike a perfect balance between rustic character and modern finish. Every detail of the conversion was completed in line with current Building Regulations, including new electrics, insulation, windows, and heating systems - ensuring peace of mind for years to come.

The landscaped gardens are equally impressive, wrapping around the home to offer both privacy and panoramic views. A formal Italian rose garden sits to the rear, while a dedicated hot tub area and generous dining terrace provide perfect spaces for outdoor entertaining. The separate two-bedroom annexe offers excellent flexibility, ideal for extended family, guests, or potential holiday let use. It benefits from electric heating and has its own private garden, ensuring comfort and privacy.

At the heart of the estate are the exceptional equestrian facilities, beginning with a substantial main barn housing ten high-quality Loddon stables, complete with a dedicated tack room and rug room. Designed to meet professional standards, this barn also offers significant Class Q conversion potential, adding further scope for residential or commercial development.

A nearby five-bay steel-framed barn features four insulated bays, ideal for secure storage, conversion to further stabling, or use as a workshop or machinery housing. A 70ft x 30ft all-weather arena, built to professional competition standards, complements the stabling and provides an excellent surface for training, dressage, or schooling.

The land comprises approx. 20 acres of well-maintained, fenced paddocks with hard-standing track access and stoned gateways for year-round usability - making this an ideal base for serious equestrian pursuits or lucrative equestrian business opportunities. Additional outbuildings include an adjoining approx. 1,250 sq ft barn with architectural drawings for a three-bedroom dwelling, offering further development potential (STPP).

This is a rare opportunity to acquire an exceptional country estate that combines modern luxury, extensive equestrian facilities, and an enviable setting - all within easy reach of key transport links and local amenities.

Agent Note: In accordance with Section 21 of the Estate Agents Act 1979, we are required to disclose that the property is owned by a family member of an employee of Paul Carr. This disclosure is made to ensure full transparency and compliance with the relevant legislation.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G.

Services Connected: Oil, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



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Entrance Hall

Breakfast Kitchen 16' 10" x 43' 0" (5.12m x 13.10m)

Lounge 15' 9" x 26' 5" (4.81m x 8.06m)

Utility Area 12' 8" x 19' 9" (3.87m x 6.02m)

Downstairs Cloakroom 7' 2" x 7' 4" (2.19m x 2.24m)

First Floor Landing

Bedroom One 16' 10" x 14' 2" (5.12m x 4.32m)

Master En-Suite 9' 11" x 8' 2" (3.03m x 2.48m)

Bedroom Two 12' 8" x 19' 9" (3.87m x 6.02m)

En-Suite 6' 0" x 9' 11" (1.83m x 3.02m)

Bedroom Three 12' 8" x 16' 2" (3.87m x 4.93m)

En-Suite 6' 0" x 4' 6" (1.83m x 1.38m)

Annexe:

Annexe: Lounge 16' 2" x 16' 11" (4.93m x 5.16m)

Annexe: Kitchen 8' 3" x 9' 1" (2.52m x 2.77m)

Annexe: Bedroom One 16' 2" x 9' 3" (4.93m x 2.81m)

Annexe: Bedroom Two 8' 3" x 9' 4" (2.52m x 2.85m)

Annexe: Family Bathroom 4' 2" x 9' 4" (1.26m x 2.84m)

Stables:

Stables: Tack Room 18' 2" x 11' 5" (5.54m x 3.49m)

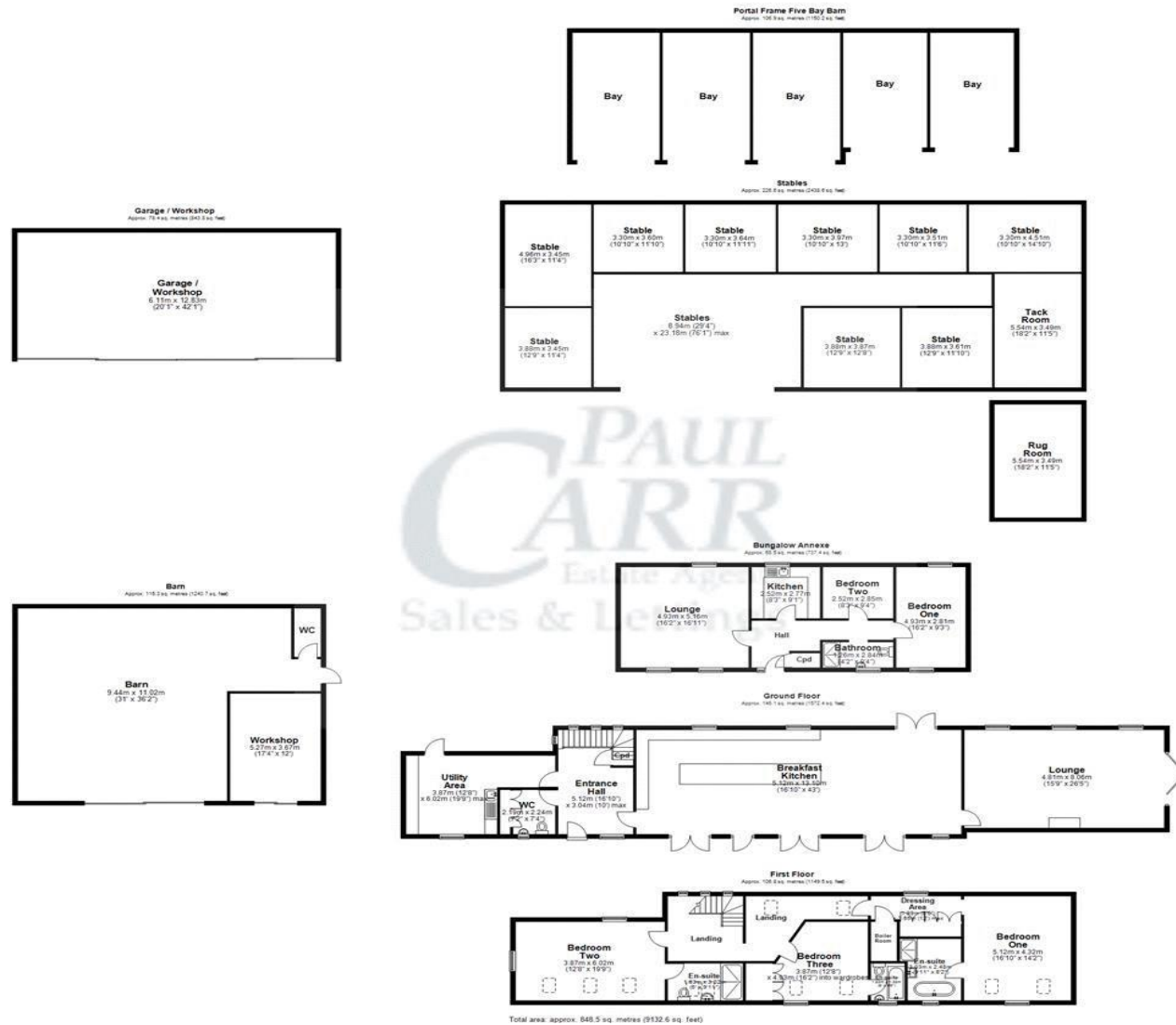
Stables: Rug Room 18' 2" x 11' 5" (5.54m x 3.49m)





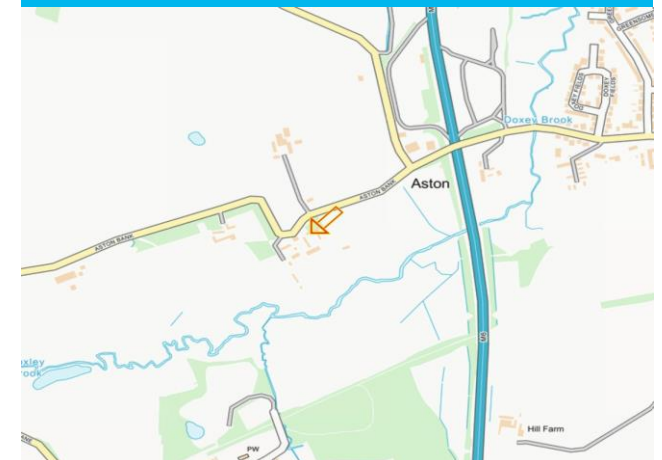
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 19th October 2025

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