

# Old Hall Cottage

High Offley, Stafford, ST20 0NA

John   
German









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Offers in the region of £449,950

A character packed detached country cottage with farmland and rural views aplenty and a delightful country garden surrounding. Conveniently accessible by car to Eccleshall, Newport and Stafford.



Located just outside the village of Woodseaves which itself has a range of amenities including a primary school, village store and inn, High Offley is a pretty rural hamlet with the ancient church of St Mary's at its heart. This spacious cottage is double glazed and centrally heated and offers a good range of comfortable accommodation with further potential to modify to a buyer's personal requirements.

Step through the front main entrance into a tiled lobby hall with cloaks hanging area and access to both the lounge and dining kitchen. Enjoying delightful countryside and garden views from dual aspect windows, the dining kitchen is very much the heart of the home with an oil fired Rayburn range and pine country units with granite worktops and splashback tiling, a large Belfast style sink, appliance spaces for an electric cooker, fridge freezer and dishwasher and ample room for a dining table and chairs. Positioned next to the dining kitchen is a large and comfortable family lounge with timber finished floor, dual aspect windows and a feature log burning stove. Accessible from both the lounge and dining kitchen is a spacious rear hall with stair leading off to the first floor, a two piece fitted guest cloakroom and a feature tiled floor. Enjoying a sunny southerly orientation, there is a uPVC double glazed conservatory with garden and farmland views, tiled floor and double doors leading to the garden.

On the first floor, a superb split level landing of generous size gives access to the three double bedrooms, bathroom, separate WC and a useful storage cupboard. The largest bedroom has both a dormer and gable window that enjoy far reaching country views and gives excellent natural light to this room. Bedroom two has windows that overlook the front and rear of the property and has built in wardrobes and bedroom three enjoys front and side facing views and also has a built in storage cupboard. Easily accessible to all rooms is a white chrome two piece fitted bathroom with shower over bath, wash hand basin and tiled walls. Next door is a separate WC and wash hand basin.

Outside, attached double garage with up and over door, rear personal door, electric, light and power points, fitted sink and plumbing for a washing machine, storage recess under stairs. Driveway parking to the front and side of the garage. A well stocked and interesting country cottage garden wraps around the cottage and enjoys a sunny southerly orientation and open views. There is a combination of lawn areas, gravel pathways, dry stone walling, shrubbery borders and a vegetable garden with greenhouse.

**Agents note:** The official copy of register of Title containing any applicable covenants is held at our Stafford office and upon request can be shared with interested parties.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Private drainage to a septic tank in adjoining field

**Heating:** LPG fired central heating with Worcester boiler. Oil fired Rayburn range in kitchen.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08022024

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1686.89 ft<sup>2</sup>

156.72 m<sup>2</sup>

Reduced headroom

107.36 ft<sup>2</sup>

9.97 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### 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. John German 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.

### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	14 G	



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