

Dagdale

Bramshall Staffordshire



Dagdale

Dagdale Lane Bramshall Uttoxeter ST14 5BJ

Residing within an established 2.7 acre plot with excellent equestrian facilities is Dagdale, a generously extended five bedroom detached countryside home enjoying excellent equestrian facilities and delightfully tranquil surroundings. Offered with the benefit of no upward chain, this individual character cottage presents plenty of space for a growing family or options to tailor the accommodation to allow for multigenerational living, alongside a wrap around plot including a bespoke garage and workshop, 1 acre gardens and a further 1.7 acres with stabling.

Dagdale dates back to the 1700s and has been extended, remodelled and upgraded over time to create versatile living accommodation highlighting original character features and the surrounding open views. The cottage has received new windows in recent years and offers plenty of scope to extend further if desired, or to tailor the existing accommodation to suit working from home or to create a self contained annexe.

Four well proportioned reception rooms and a breakfast kitchen offer plenty of living space, with five double bedrooms (accessed via two staircases) being serviced by three en suites and a shower room. Idyllic views over the gardens, paddocks and countryside beyond can be appreciated from all rooms, with the wrap around gardens presenting plenty of scope to landscape as desired or to utilise as a smallholding. Dagdale combines the ideals of a tranquil, self-sufficient lifestyle, with the convenience of easy access to nearby leisure pursuits, excellent amenities and commuter routes.

- Individual Detached Countryside Home
- Ideal Equestrian Property – 2.7 Acre Plot
- Tranquil Rural Setting with Open Views
- Four Spacious Reception Rooms & Conservatory
- Dining Kitchen, Boot Room/Utility & Refitted Cloakroom
- Five Double Bedrooms, Three En Suites & Shower Room
- Electric Gated Entrance, Parking, Garage & Workshop
- 1 Acre Wrap Around Gardens
- 1.7 Acre Paddock Land, Stables & Field Shelter
- Double Glazed & LPG Central Heating



what3words:

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Located on the borders of Bramshall, Dagdale is set on the rural outskirts of the village in a tranquil setting surrounded by picturesque Staffordshire countryside. Being within a few minutes of the village centre, nearby amenities include a traditional pub and Bramshall Farm, a fabulous complex offering a café, farmshop and various seasonal activities throughout the year.

The rural surroundings offer plenty of opportunity to enjoy the outdoors, with many public footpaths and birdways available on the property's doorstep. Nearby Equestrian centres include Marchington Field and Eland Lodge, and Cannock Chase and the Staffordshire Moorlands can both be reached within a short drive, and there are a number of local health clubs, gyms and golf clubs including Hoar Cross, St Georges Park and Uttoxeter Golf Club.

The property lies within catchment for the Bramshall Meadows First School which feeds into Oldfields Middle and Thomas Alleyne's High. Excellent independent schools nearby include Denstone College and Repton.

Comprehensive amenities can be found in the market town of Uttoxeter, where there are an array of shops, supermarkets, restaurants, a train station and the renowned Racecourse, and Bramshall is ideally located for access to commuter routes including the A50, A38 and M6. The International airports of East Midlands and Manchester are also each within a convenient drive.



Village Centre & Amenities: 0.6 miles



Uttoxeter Rail Station: 4 miles
Stafford Rail Station: 14 miles



Uttoxeter Town Centre: 4 miles
Derby City Centre: 23 miles
Stoke City Centre: 17 miles



Cannock Chase: 15 miles
Staffordshire Moorlands: 9 miles



Manchester Airport: 48 miles
East Midlands Airport: 30 miles

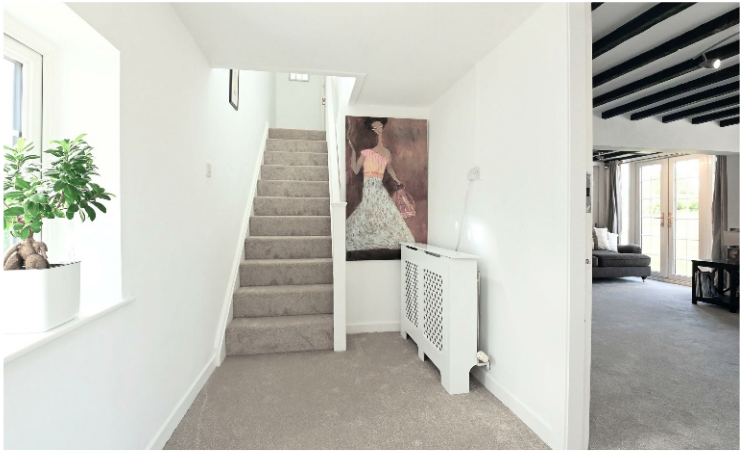
A handcraft oak framed porch leads to the front door, opening in turn to the spacious **Reception Hall**, having tiled flooring and leading open plan style into the **Dining Room**. Doors also open into a refitted **Cloakroom** and to the beautifully presented dual aspect **Lounge**, which extends to a generous size having windows to the side, a door opening out to the terrace and gardens and a wood burning stove set to an arched carved stone fireplace and hearth. The wood burner also has a back boiler, aiding the heating and hot water alongside the LPG central heating system.

The **Dining Room** features a wealth of character beams and leads into a cosy **Study/Snug**, having a window to the front and an original cast iron range set to a characterful inglenook. A door also opens to a hallway where there are double doors opening out to the side aspect and stairs rise to the main **Landing**.

Accessed from the hallway is a farmhouse style **Dining Kitchen**, having a range of wall and base units housing an inset sink with side drainer, a range cooker which is included in the sale and spaces for an American fridge freezer and a dishwasher. Windows to the side and rear overlook pretty garden views, and a door to the rear of the property opens into a superb **Boot Room/Utility**. Doors open out to two aspects offering a second entrance into Dagdale from the driveway, and there is ample fitted cloakroom storage as well as provisions for a washing machine and tumble dryer.

A second hallway leads into a fourth reception room, a spacious **Family Room** which is an ideal addition to the main house or offers potential to create ancilliary accommodation alongside the two bedrooms and shower room above. Twin sets of French doors open out to the rear, there is fitted storage to both a range of wardrobes and a cloaks storage cupboard and a door opens to a **Conservatory** overlooking idyllic garden views.







Stairs rise to the main **Landing**, having a window to the rear enjoying open views over the paddock land, with doors opening into **Three Double Bedrooms**, all of which feature a private **En Suite**. The **Master Bedroom** has an **En Suite Bathroom** as well as ample fitted wardrobes and storage, and all bedrooms enjoy pleasant garden and countryside views.

Stairs rise to a second landing where there are **Two Further Double Bedrooms** sharing use of a modern **Shower Room**. Along with the **Family Room** and **Boot Room/Utility** below, there is potential to create a self contained annexe, or this part of the property offers an ideal guest suite or teenagers wing.







Outside, Dagdale is approached via a lengthy adopted lane servicing a handful of similar character conversions, cottages and smallholdings. A composite electric gate opens into a sweeping **Gravel Driveway** which rises to the rear of the cottage, having parking and turning space for a number of vehicles. There is access via both a pedestrian door and a roller shutter door into the **Coach House**, which comprises of a large **Workshop** and a **Garage** with double height entrance door allowing access for larger vehicles/a horsebox etc. There is a water feed to the garage and the exterior of the cottage benefits from exterior lighting.

Wrapping around the cottage are lawned formal gardens, extending to a generous **One Acre** and enjoying idyllic views over the paddock land and countryside beyond. To the rear, a paved terrace wrap around the property leading to the entrance doors into the reception hall and boot room, and a further sandstone terrace to the side aspect provides a pleasant and secluded entertaining space. Beautifully tended fore gardens feature a pretty wishing well and a variety of mature foliage, and there is exterior water to the side of the property as well as exterior lighting.

Established lawns extend to the side and rear, having a **Kitchen Garden** with raised beds and a greenhouse to one side. There is a power feed for a hot tub (existing hot tub is not included in the sale) and to the top corner of the garden there is a fenced chicken enclosure.



Gated access opens from the lawns into two further grass paddocks and a small orchard which are fenced into three separate fields totalling **1.7 Acres** overall. The largest field houses a **Stable Block** housing a field shelter and two looseboxes, and the second field which is laid to wildflowers and grass has a further gate opening into the **Orchard** which is home to apple, pear, walnut and cobnut trees. The entire plot is bordered by open Staffordshire countryside and farmland, views over which can be enjoying to all sides.





Floor Area: ... ft² / ... m²

Ground Floor

Reception Hall 5.36 x 1.64m (approx. 17'6 x 5'4)

Dining Room 5.86 x 2.6m (approx. 19'2 x 8'6)

Study/Snug 4.08 x 4.01m (approx. 13'4 x 13'1)

Lounge 6.57 x 4.77m (approx. 21'6 x 15'7)

Dining Kitchen 5.58 x 4.08m (approx. 18'3 x 13'4)

Boot Room/Utility 8.38 x 1.53m (approx. 27'6 x 5'0)

Family Room 5.42 x 3.7m (approx. 17'9 x 12'1)

Conservatory 3.17 x 2.46m (approx. 10'4 x 8'0)

First Floor

Landing One

Master Bedroom 3.77 x 3.7m (approx. 12'4 x 12'2)

En Suite Bathroom 3.06 x 2.6m (approx. 10'0 x 8'5)

Bedroom Two 4.76 x 3.1m (approx. 15'7 x 10'1)

En Suite 1.63 x 1.4m (approx. 5'4 x 4'6)

Bedroom Three 4.37 x 2.4m (approx. 14'3 x 7'10) - max

En Suite 2.3 x 1.42m (approx. 7'6 x 6'3)

First Floor

Landing Two

Bedroom Four 4.74 x 3.3m (approx. 15'6 x 10'10)

Bedroom Five 4.11 x 2.72m (approx. 13'5 x 8'11)

Shower Room 1.7 x 1.63m (approx. 5'6 x 5'4)

Coach House

Garage 5.8 x 5.75m (approx. 19'1 x 18'10)

Workshop 11.95 x 5.88 (approx. 39'2 x 19'3)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	34 F	
1-20	G		



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Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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