



# The Shippons Cresswell



## **The Shippons, Sandon Road, Cresswell, Staffordshire, ST11 9QY**

An imposing 4197 Sq. ft country residence with grounds extending to 1.74 acres (0.7Ha) in all.

The accommodation is of grand proportions and offers great scope for improvement and sympathetic upgrading.

There are many character features and a versatile layout.

The well manicured grounds are lovely and neighbours open farmland with a natural pond situated to the southern rear of the garden.

Double garage and extensive gravelled forecourt with feature central island.

No upward Chain

Viewing essential to appreciate the size, location, grounds and potential on offer with this truly delightful property.



## Accommodation

### Reception Hall

6.60m x 5.32m

Accessed through solid timber access door to stunning Reception Hall situated centrally to the house with access via hallway to the main reception rooms and direct access to Dining Kitchen, and cloakroom/WC, tiled floor, lovely staircase with carved polished timber rail and spindle balustrade, windows to front side and rear flooding the room with natural light.

### Cloakroom / WC

Low flush WC, vanity wash hand basin, radiator, tiled floor, obscured glazed window to rear.

### Inner Hallway

Accessed from the Reception Hall providing double door access to the Dining Room and further access to the Sitting Room which in turn leads to the Drawing Room. Continuation of tiled floor, exposed timber beams, wall lights, windows to rear.

### Formal Dining Room

5.92m x 3.95m

Lovely light room with windows to front elevation and adjacent glazed double doors providing access to the front patio, feature open fireplace with exposed brick surround and Oak lintel above, exposed beams to ceiling, wall lights, radiator.

### Sitting Room

5.44m x 3.88m

Delightfully appointed Sitting Room enjoying views across the gardens, having window to side and glazed double doors providing access to the patio providing a lovely area to enjoy the grounds, feature exposed brick fireplace and chimney breast with timber lintel, wall lights, built-in recessed shelving and low level cupboard storage, radiator, internal double doors through to Drawing Room. .

### Drawing Room

7.69m x 5.09m

A room of grandeur with vaulted ceiling and exposed timbers, splendidly well positioned overlooking the delightful gardens with windows to rear and glazed double doors providing external access to the rear patio, A exposed brick chimney breast and fire surround is mounted to the end wall with matching brick hearth, wall lights and radiator.



**Dining Kitchen** 7.69m x 5.42m

Spacious bespoke fitted Kitchen having matching wall and drawer and base units with tiled work surface over and timber trim, oil fired AGA with dual hot plate set within exposed brick chimney breast with feature arch, integrated micro wave, inset sink and drainer, plumbing for dishwasher, wall lights, good sized dining area, fully tiled floor, windows to front and rear.

**Inner Lobby**

Access from Kitchen with internal access to Utility Room and stairs to Hobby Room.

**Utility Room** 3.18m x 2.85m

Door to side providing external access to the rear courtyard, sink and drainer, fridge freezer space, built-in storage cupboards, tiled floor, internal access through to Boiler Room.

**Boiler Room**

Having central heating boiler, plumbing for washing machine, further appliance space, window to side and rear, built-in storage cupboard, tiled floor.

**First Floor Hobby Room** 5.24m x 4.02m

A useful and versatile space having eves storage and window with a step up to Office Area.

**Office Area** 2.86m x 2.77m

Port hole and Velux window providing natural light, eves storage space.

**First Floor Galleried Landing**

Stairs rising from the first floor with curved rail and spindle balustrade, wall lights, window to front, loft access.

**Principle Bedroom** 6.89m x 4.91m

Large main bedroom having window to the front and rear elevation, radiator, wall lights, three double wardrobes and single wardrobe, inset spotlight, arched doorway to En-suite Bathroom.

**Principle Ensuite Bathroom** 4.18m x 3.94m

Spacious bathroom fitted with oval inset panelled bath, his and hers sinks, with timed surround and cabinet storage beneath, low flush WC and bidet, port hole window to side and further window to front elevation.

**Guest Bedroom** 6.62m x 4.95m

A range of built-in furniture including 3 double and 3 single wardrobes, wall lights, radiators, two windows to front.

**Guest En-suite Bathroom**

A range of built-in furniture including 3 double and 3 single wardrobes, wall lights, radiators, two windows to front.

**Bedroom Three** 3.33m plus recess x 2.85m

Window to front, radiator, built-in single wardrobe.

**Bedroom Four** 2.57m x 2.28m

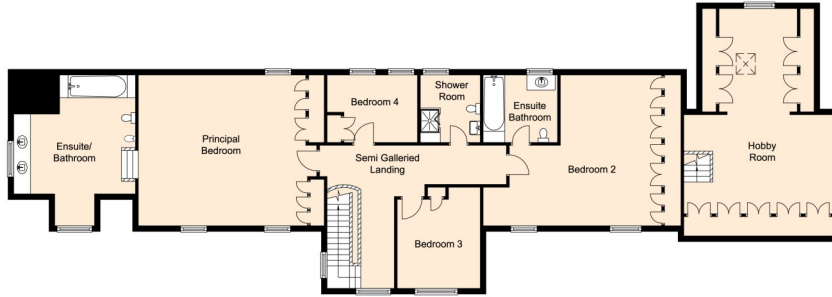
Windows to rear, radiator and built-in double wardrobe

**Shower Room**

Comprising Double shower cubicle with shower over, low flush WC, pedestal wash hand basin, window to rear, radiator, wall lights.



First Floor



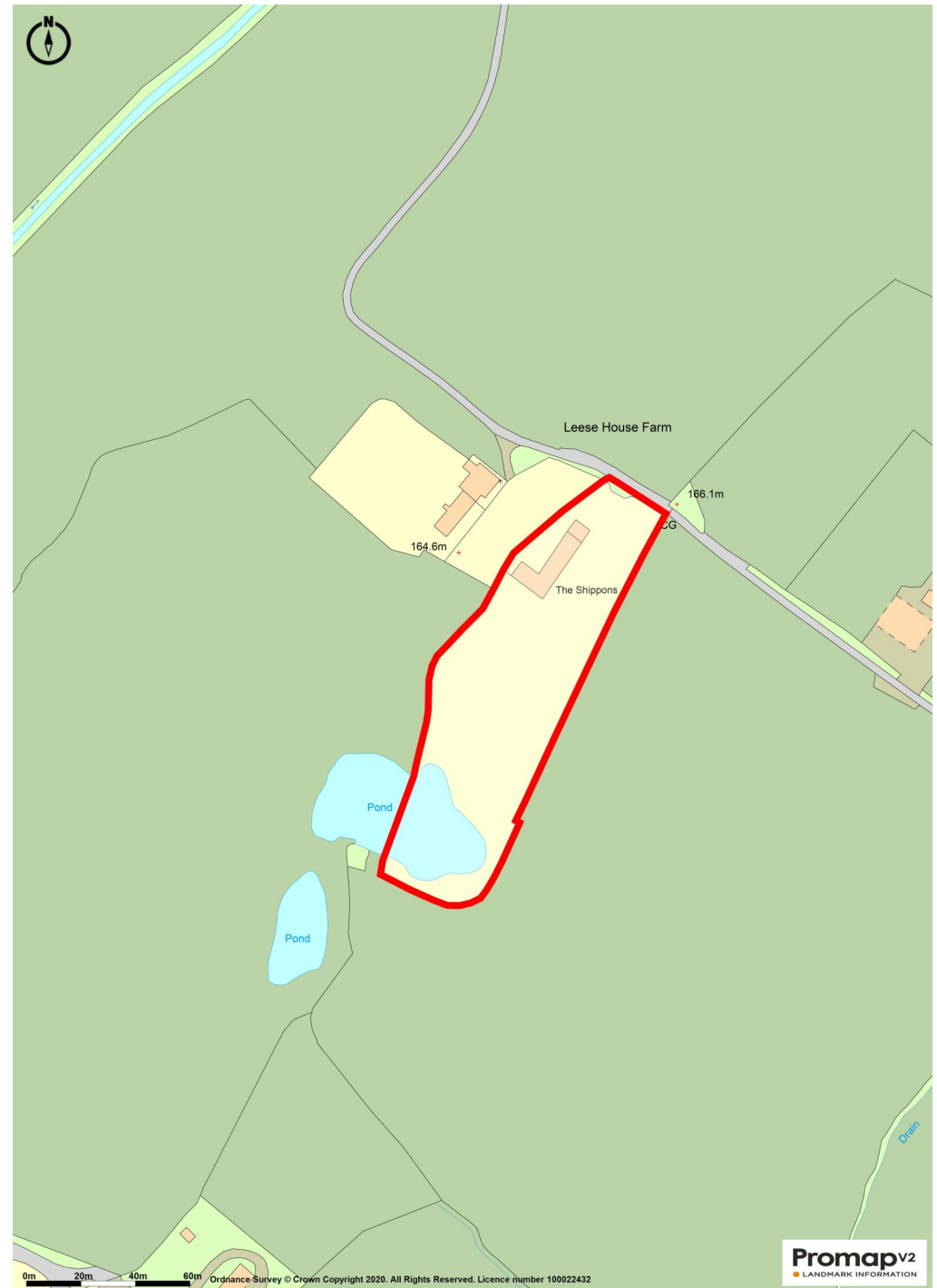
Ground Floor



The Shippons, Sandon Road, Cresswell, Blythe Bridge, ST11 9QY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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 efficiency can be given.

Assessments First



## Outside

The property is accessed from Sandon Road along a private track. The gated access is on the right hand side and with a wide gravelled drive with ornamental island having lovely level wall and planted shrubs. The gravel drive continues to the rear of the garden along the walled garden edge. To the immediate front of the property there affords a vast amount of parking and access to the **Double Garage** with having to single up and over vehicular access doors, power and lighting.

There is a further courtyard garden to the west of the property with the vast majority of the grounds lying to the south being predominately lawned with shaped shrub borders. To the immediate external are a number of patio seating area ideal to enjoy this delightful setting and views across the gardens.

At the extreme south of the grounds is a natural pond with central island and footbridge leading across with grass banking. A useful timber garden shed is situated adjacent to the pond and the gravel drive along the wall side provides easy vehicular access.

The grounds provide an excellent level of privacy and border open farmland to the south and west.



## General Remarks

### Tenure and Possession

The property is sold Freehold with vacant possession.

### Services

Mains electricity and water. Private drainage. Oil fired central heating.

### Fixtures & Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

### Local Authority and Council Tax

Staffordshire Moorlands District Council. Tax band G.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

### Viewings

Strictly by appointment through the Bagshaws Office on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

### Directions

From the Blythe Bridge A50 island proceed towards Draycott in the Moors on the Uttoxeter Road . Continue along and then take the right hand turn toward Cresswell onto Cresswell Lane. Continue along, under the A50 and across the railway and the road becomes Sandon Road. Take the left hand turn after Rockery Close onto a private track and proceed down the track across two cattle grids and the subject property will be found near the bottom of the land on the right hand side., clearly identified by the Bagshaw's 'For Sale' board.

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E		
21-38	F	27   F	
1-20	G		

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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