



£750,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: F

Stafford

Cramer Street
Stafford Staffordshire



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If you are looking for a grand home with an advantage of an adjacent detached family annexe suitable for an elderly parent, growing younger member of the family or just with rental opportunity then we have the perfect home for you. Greenfield is a fabulous Georgian grade II listed period home located on the outskirts of the town centre and set within established mature gardens.

Both inside and out, the home has retained much of its character throughout over the years and offers impressively large and grand rooms including four large reception rooms, kitchen, boot room, utility, and shower room to the ground floor. Upstairs there are equally impressive rooms including four large bedrooms each with vanity basins, family bathroom and additional WC. Some of the period features include sash windows to the majority of the rooms, decorative features, wide staircase, wine cellar and additional larger cellar. In addition to the family home there is the coach house style residence offering a second home within the plot or rental income as currently used. The Mews includes a large store and garage facilities and accommodation comprising breakfast kitchen with staircase to the first floor lounge, two bedroom and shower room.

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GREENFIELD (MAIN HOUSE) DETAILS:

Entrance Porch

Having a sandstone double pillared covered porch with a half glazed front entrance door leading in to the Reception Hallway.

Reception Hallway

Having a period style archway leading to the Inner Hallway, doors off to the Drawing Room & Dining Room, and doorway to the Inner Hallway.

Inner Hallway

Having a fantastic spindle return staircase rising to the First Floor Landing & accommodation, an external door to the rear, radiator, and doors off to the Family Room & Breakfast Room, Wet Room & Cellar.

Wine Cellar One 9' 6" x 9' 8" (2.9m x 2.94m)
Approached via a staircase off the Inner Hallway



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Wine Cellar Two 13' 11" x 15' 9" (4.25m x 4.8m)
Again, approached via stairs off the Inner Hallway.

Drawing Room 13' 9" x 15' 9" (4.2m x 4.8m) (excludes a wide walk-in bay window recess)
Having a sash window to the front elevation with fitted folding shutter blinds, a deep bay window to the side elevation with door to the garden, a period style fire surround with marble inset & hearth housing an open-fire, solid wood flooring, coving to the ceiling & ceiling rose, and two radiators.



Dining Room 15' 9" x 13' 9" (4.8m x 4.2m)
A further large reception room, having a sash window to the front elevation with fitted folding shutter blinds, a period style cast-iron fireplace with a tiled hearth, coving to the ceiling, picture rail, and radiator.



Breakfast Room 15' 9" x 14' 1" (4.8m x 4.29m)
A spacious breakfast room, having a sash window to the rear elevation, French doors to the side elevation with fitted folding shutter blinds, exposed rustic brick & arched fireplace housing a multi fuel burner, beams to the ceiling, picture rail, solid wood flooring, and radiator.



Family Room 15' 9" x 13' 11" (4.8m x 4.25m)
A further spacious room, having a sash window to the side elevation with fitted folding shutter blinds, a further window to the rear elevation, a "Butler" cupboard to the chimney breast recess, "Servants" bell fitted to the wall, a raised log effect gas fire, and radiator. The family room also features a sunken well.



Kitchen 11' 11" x 9' 10" (3.63m x 3.0m)
Fitted with a matching range of base & drawer units with work surfaces over to three sides, incorporating a lowered 1.5 bowl stainless steel sink with drainer & mixer tap, and ceramic splashback tiling to the walls. Integrated appliances include; a four-ring gas hob, double oven, and having space to accommodate a dishwasher. There is feature chequered ceramic tiled flooring, gas central heating boiler, a solid wood door & window to the side elevation, and access to the attached larder/store & Boot Room.



Boot Room 9' 1" x 4' 7" (2.77m x 1.4m)

Fitted with a Belfast sink with ceramic tiled splashback to the wall, and leads through to the Utility Room.

Utility Room 7' 6" x 6' 9" (2.28m x 2.05m) (maximum measurements)

Fitted with a low-level WC, a pedestal wash basin, and having spaces for appliances. In addition, there is a window to the side elevation, and an electric wall mounted heater.

Wet Room 6' 0" x 5' 7" (1.84m x 1.71m)

Having a soakaway shower area housing a Triton electric shower with curtain screen, and having a half-pedestal wash basin & low-level WC. In addition, there is also a window to the rear elevation, and heated towel radiator.



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First Floor Landing

A spacious centrally positioned landing having access off to all four Bedrooms, Family Bathroom & Separate WC.

Bedroom One 15' 9" x 13' 9" (4.8m x 4.2m)

The first of four spacious double bedrooms, having a sash window to the front elevation, a feature cast-iron fireplace, a pedestal wash basin, and radiator.

Bedroom Two 15' 9" x 13' 9" (4.8m x 4.2m)

A second spacious double bedroom, having a sash window to the front elevation, a pedestal wash basin, and radiator.

Bedroom Three 13' 9" x 15' 9" (4.2m x 4.8m)

A third spacious double bedroom, having a sash window to the rear elevation, built-in double wardrobes with cupboard over, a pedestal wash basin, and radiator.

Bedroom Four 15' 9" x 13' 11" (4.8m x 4.25m)

A fourth spacious double bedroom, being dual aspect, and having sash windows to both the side & rear elevations, a built-in store cupboard, and pedestal wash basin.

Separate WC 2' 8" x 6' 7" (0.82m x 2.0m)

Fitted with a low-level WC, and a wall mounted wash hand basin, a stained glass window to the rear elevation, and radiator.

Family Bathroom 9' 11" x 9' 10" (3.02m x 3.0m)

Fitted with a white suite comprising of a pedestal wash hand basin, a panelled bath, and a tiled shower cubicle housing an electric shower. In addition, there is part-ceramic tiling to the walls, a sash window to the front elevation, and airing cupboard.

THE MEWS (ANNEXE) DETAILS:

THIS IS A SEPARATE DETACHED RESIDENCE WHICH IS CURRENTLY PRODUCING A RENTAL INCOME, AND OFFERS VERSITILE USAGE INCLUDING ANNEXE LIVING FOR A FAMILY MEMBER.





Breakfast Kitchen 12' 6" x 14' 4" (3.82m x 4.37m)

Approached via the Courtyard through a half-glazed entrance door, and fitted with a matching range of wall, base & drawer units with work surfaces over to two sides, and incorporating an inset four-ring electric hob with electric double oven/grill beneath & cooker hood over. In addition, there is ceramic splashback tiling, wall mounted electric heater, and having stairs off, rising to the First Floor Landing & accommodation.

First Floor Landing

Featuring a circular window, and internal doors off, providing access to the two Bedrooms & Shower Room.

Lounge 14' 6" x 8' 11" (4.43m x 2.72m)

A dual-aspect lounge which features circular windows to two elevations, and having a wall-mounted electric heater,



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Bedroom One 13' 1" x 11' 2" (4.0m x 3.41m)

A spacious double bedroom, featuring a circular window & useful corner cupboard.

Bedroom Two 8' 11" x 8' 7" (2.71m x 2.61m)

Featuring an arched window, and having a wall mounted electric heater.

Shower Room 8' 10" x 3' 1" (2.68m x 0.95m)

Fitted with a suite comprising of a low-level WC, a wall mounted wash basin, and shower enclosure.

Store Room 14' 4" x 9' 1" (4.37m x 2.78m)

Located below the first floor living accommodation is the original Coach Houses which includes a store.

Garage 15' 2" x 9' 1" (4.62m x 2.76m)

Again, located below the Mews first floor accommodation, having double doors on to the Courtyard.

Externally

Externally The properties are set within a tall walled boundary to the front elevation, with secure access gated entry leading to a parking area between the Greenfield & The Mews providing ample parking for both. There is a lawned front garden area with a variety of conifer tree lined hedging & shrubs to the front garden borders & boundaries providing a good degree of privacy. The garden extends to the side elevation, with a further lawned garden area, again with a variety of mature trees & shrubs to the side boundaries & borders. Meanwhile, to the rear elevations is a herb garden & Courtyard area which is constructed with engineered brick walls to all sides, having a variety of planting bed areas, and archway leading to a variety of outbuildings which include a garden store, WC, and adjacent wood store area.

Agent Note

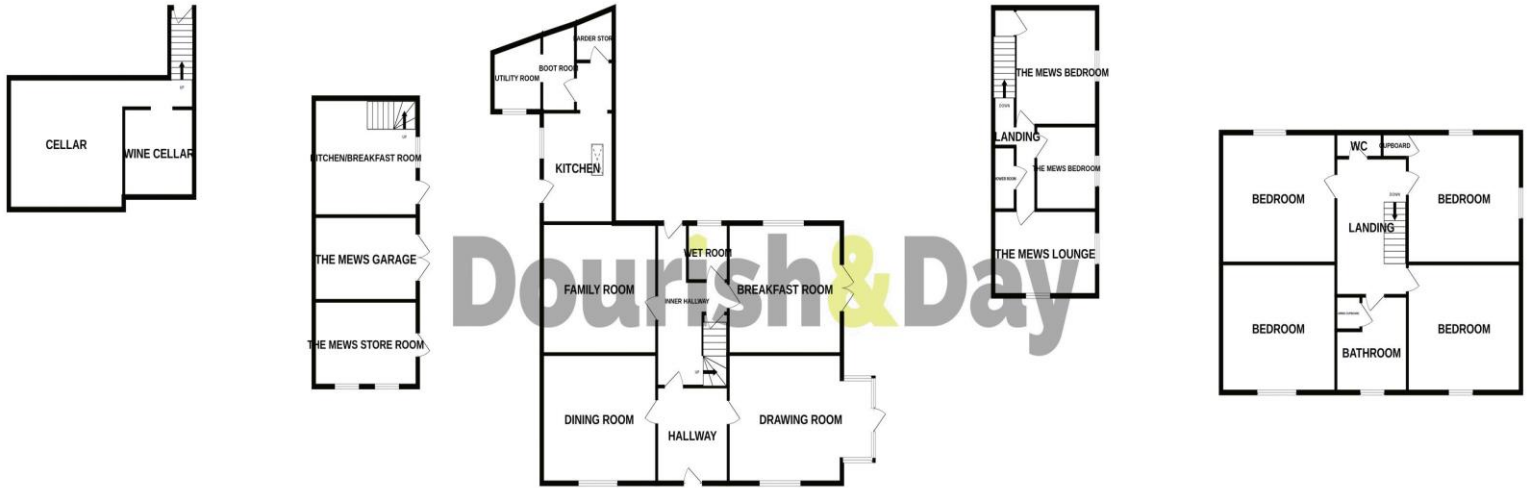
Council Tax For the Main House (Greenfield) the Council Tax - F For the Coach House (The Mews) Council Tax- A EPC Greenfield House is Exempt from EPC The Mews House is EPC is E



BASEMENT

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		62
39-54	E	41	
21-38	F		
1-20	G		

Not energy efficient - higher rating costs
England & Wales EU Directive 2002/91/EC
www.epc4u.com



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