



£725,000

KEY TENURE: Freehold

EPC RATING: E

COUNCIL TAX BAND: D

Wolseley Bridge Stafford

Main Road Wolseley Bridge
Stafford Staffordshire



ESCAPE TO THE COUNTRY? Located adjacent to the Mersey & Trent Canal with its very own canalside sun deck enjoying views over this Area Of Outstanding Natural Beauty known as The Chase, you'll be ticking every box on the list with everything this dream home has to offer!

Nestled in a tremendous plot housing a stable block, paddock, orchard, delightful garden, garage, log store, workshop..... take a breath..... Detached, period cottage, four double bedrooms, including the outstanding master bedroom with en suite, a family bathroom straight out of LIFE magazine..... take another breath.... Timber canopy porch, inviting entrance hall, guest W/c, Utility, Walk in pantry, rear lobby, Breakfast Kitchen with Stove, sitting room, snug, dining room, study/playroom, gated access and breath.....!

- Unique Detached Residence In Envidable Location
- Canal Side Sun Deck With Great Views
- Four Bedrooms, Ensuite & Stunning Bathroom
- Delightful Private Gardens & Paddock
- Ample Parking, Garage & Stable Block
- Optional Reception Rooms With Versatility

You can reach us 9am to 9pm, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Canopy Porch

Having timber oak pillars, courtesy lighting, tiled floor and a solid timber door leading to:

Entrance Hall

Having stunning flagstone floor, cast iron radiator and a useful cloaks/storage cupboard.

Guest WC

Having a suite which comprises of a corner wash hand basin and low level WC. Radiator, flagstone tiled floor and window to the front elevation.

Utility Room

Having fitted work surface with base unit beneath and spaces for washing machine and dryer. Coat hooks, radiator, quarry tiled floor and window to the side elevation.



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Snug 10' 7" x 9' 6" (3.23m x 2.90m)

Having a feature fire surround with a grate hearth and multifuel burner, exposed timber beams, cast iron radiator, stunning refurbished oak floor and window overlooking the rear elevation.

Sitting / Dining Room 12' 10" x 11' 0" (3.91m x 3.35m)

Having a feature fire surround with open fire and tiled hearth, concealed downlights, cast iron radiator, stunning refurbished oak flooring, useful understairs storage cupboard and window to the rear elevation.

Dining / Sitting Room 14' 7" x 13' 2" (4.44m x 4.01m)

Having a feature fire surround with timber over mantle, beamed ceiling, radiator, stunning refurbished oak floor, dual aspect windows and a multi-paned door to the side elevation.

Study / Playroom 11' 7" x 9' 7" (3.53m x 2.92m)

Having exposed timber beams, radiator, refurbished stunning oak floor, windows to both the front and rear elevations.

Farmhouse Style Kitchen 17' 6" x 13' 4" (5.33m x 4.06m)

Having a range of matching units extending to base level and fitted worksurfaces with an inset double Belfast sink with mixer tap. Fitted Aga within a recess and further appliance space. Wine rack, stunning oak floor, part panelled walls, large walk-in pantry with shelving, tiled floor, exposed ceiling beams, dual aspect windows to the front and side elevations.

Inner Hall

Having a feature timber door with coloured stained glass inserts and stairs leading to the first floor accommodation.

First Floor Landing

Having access to loft space.

Bedroom One 21' 6" x 15' 7" (6.55m x 4.75m)

A very generous sized main bedroom which is stunning and includes a feature doorway from the original cottage. There is access to a loft space, radiator, ornate fire surround, two windows overlooking the front elevation and large storage cupboard housing the gas central heating boiler and hot water cylinder.

Ensuite Shower Room (Bedroom One)

Having a suite which includes an enclosed double shower cubicle with overhead mains shower, pedestal wash hand basin and low level WC.





Concealed spotlights, heated towel radiator, part wood panelled walls and exposed floor boards.

Bedroom Two 12' 2" x 10' 2" (3.71m x 3.11m)

A further good-sized bedroom having a vaulted ceiling with exposed beams, large walk-in wardrobe with hanging rail and shelving and additional window to the rear elevation, radiator and window to the rear elevation with open views.

Bedroom Three 10' 7" x 9' 6" (3.23m x 2.9m)

Again, having a vaulted ceiling with exposed beams, radiator and window to the rear elevation.

Bedroom Four 10' 2" x 9' 6" (3.1m x 2.9m)

Having exposed ceiling beams, radiator, door to eaves storage and window to the side elevation.



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Family Bathroom 10' 2" x 10' 1" (3.1m x 3.07m)

A stunning family bathroom having a suite comprising of freestanding roll top bath with central tap and shower attachment, double curved shower with screen and overhead mains shower, pedestal wash hand basin and low level WC. Recessed downlights, part panelled walls, cast iron radiator, useful eaves storage and window to the side elevation.

Outside - Front

There is gated access leading to a gravelled driveway providing extensive ample off road parking and the drive leads around to many areas of the garden and grounds and the property stands in approx. 1 acre (not measured) which includes the paddock. There is an EV vehicle charging point.

Outside - Rear

Having an established mature garden, the garden has been thoughtfully planned to provide tranquil and separate seating areas. A paved seating terrace gives access to a shaped lawn with extremely well stock borders and having a pergola and stunning water feature.

Detached Garage 12' 3" x 11' 11" (3.73m x 3.62m)

Incorporating a gym and workshop area and also having an open fronted area which is covered and providing parking area for two vehicles. At the rear is a log store and workshop / gym room.

Orchard

Having a variety of established soft fruit trees including apple and plum trees.

Stable Block

Having power, lighting and water, the stable block also has a tack room and two separate barns for storage which could have future potential (subject to planning permission).

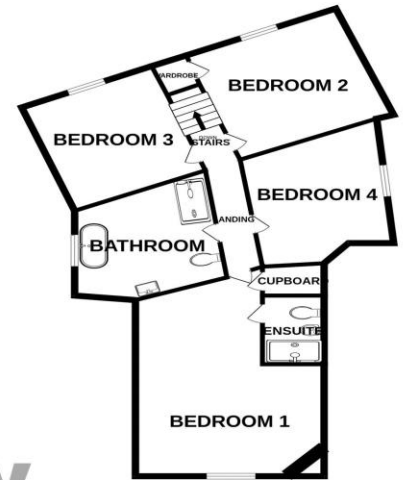
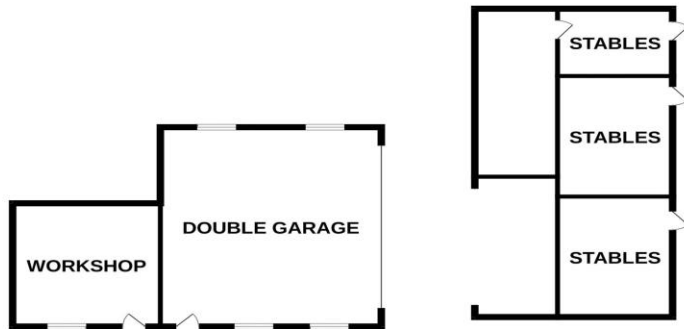
Paddock

An extensive paddock which leads to a timber decked seating area being adjacent and over-hanging the Trent and Mersey canal and enjoys absolutely stunning views.



GROUND FLOOR

1ST FLOOR



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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		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		62
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-39)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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