



£435,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

## Gnosall Stafford

Newport Road Gnosall  
Stafford Staffordshire



***All of your prayers have been answered as you walk through the grand doors of this converted Victorian Chapel. This absolutely stunning characterful three double bedroom property has undergone a back to brick renovation, designed with modern open plan living space in mind with underfloor heating throughout.***

Perfect for entertaining family and friends. The accommodation is over three floors and comprises of a spacious entrance hallway, guest W.C, office/bedroom three, substantial open plan family dining kitchen with feature arched windows and contemporary fitted kitchen and breakfast island. To the first floor there is a stunning living room with vaulted ceiling and exposed beams, two double bedrooms, family shower room and en-suite. To the second floor there is a large mezzanine/office area and a large loft room with flexible usage. Externally the property has a walled and landscaped courtyard and a block paved driveway. Gnosall is a highly desirable village with excellent nearby amenities and commuter links.

- Superb, Fully Renovated, Victorian Chapel
- Back To Brick Conversion Over Three Floors
- Superb Open Plan Living Space & Vaulted Ceilings
- Substantial Open Plan Family Dining Kitchen
- Three Beds, En-Suite & Family Shower Room
- Private Landscaped Courtyard & Driveway

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## **Reception Hallway** 12' 9" x 7' 9" (3.89m x 2.36m)

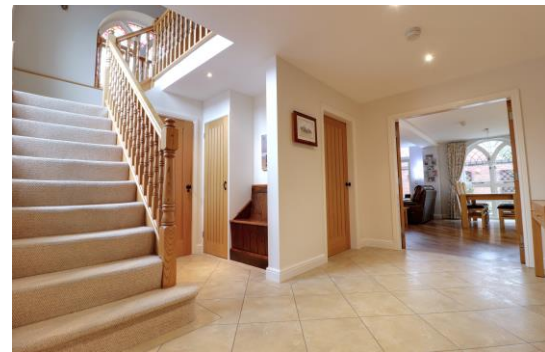
A double glazed oak door to reception hallway. A spacious and light reception hallway, having a tile effect Karndean floor, downlights, cloaks cupboard. Featuring a built in original church pew, stairs off to first floor landing and doors to guest w/c and utility.

## **Guest WC**

Having a modern and contemporary style suite comprising of a low level w/c with storage either side, wash hand basin with mixer tap and vanity unit under, chrome towel radiator and double glazed double height window to the side elevation with granite window sill.

## **Open Plan Lounge/ Family Dining Room/Kitchen** 16' 4" x 29' 6" (4.99m x 8.99m)

A truly stunning and substantial open plan living area and family dining kitchen. Having beautiful wood effect Karndean flooring, downlights, modern contemporary style pebble effect gas fire, two double glazed French doors and a large double height feature double glazed window



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leading to the rear courtyard and garden area. Opening in to the kitchen; a superb contemporary fitted kitchen comprising wall mounted and base units, under cupboard lighting, granite worktop and drainer with inset one and a half bowl stainless steel sink drainer with chrome mixer tap. An integrated fridge freezer, dishwasher, microwave oven, Range master cooker with double oven and six ring gas hob with stainless steel splashback and contemporary style stainless steel double extractor hood over. Numerous downlights and a double glazed window to the side elevation.

### **Utility Room** 5' 8" x 9' 4" (1.73m x 2.84m)

Having wall mounted and base units, worktop incorporating stainless sink and drainer and mixer taps, space and plumbing for appliances, tile effect Karndean flooring.

### **Sitting Room/Bedroom Three** 12' 10" x 11' 5" (3.90m x 3.48m)

A spacious second reception room, with flexible usage. Having wood effect Karndean flooring, double glazed windows to the front and side elevations.

### **Lounge** 12' 11" x 29' 7" (3.93m x 9.01m)

A substantial and truly stunning first floor lounge, having beautiful featured arched windows to three elevations, a stunning vaulted ceiling with exposed beams, original pine flooring from when the chapel was built in 1823, downlights and turned stairs case to mezzanine landing area with doors to bedrooms one and two.

### **Bedroom One** 16' 3" x 11' 5" (4.95m x 3.47m)

A double bedroom having feature double glazed arch windows to the rear and side elevation, exposed beams, downlights and wood effect flooring.

### **Family Shower Room** 11' 6" x 7' 8" (3.51m x 2.34m)

Having a double shower cubicle, housing a mains Aqualisa shower, external start/stop button, wash hand basin with vanity unit under and chrome mixer tap. An enclosed low level w/c, storage units, shelving and matching storage unit over. Chrome style radiator, ceramic tiled walls and flooring, and featured stained glass window the rear elevation.

### **Bedroom Two** 14' 9" x 9' 6" (4.49m x 2.90m)

A second good sized double bedroom having downlights, exposed beam, wood flooring, feature double glazed arch window to the rear elevation and door to ensuite.







## Ensuite

Having a shower cubicle with mains Aqualisa shower over, with an external start/stop button, wash hand basin with chrome mixer tap, vanity unit, low level w/c, downlights, ceramic tiled flooring and walls, and shaver point.

## Mezzanine/Office 8' 5" x 20' 5" (2.57m x 6.23m)

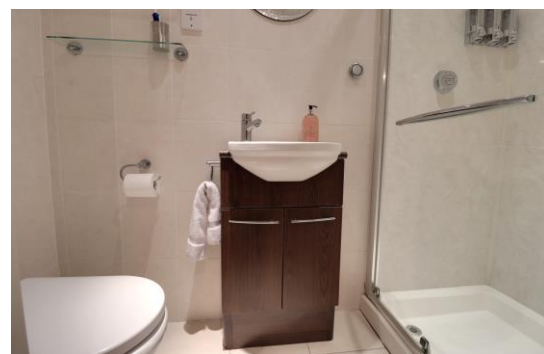
Having a substantial mezzanine looking down to the open plan first floor lounge, having vaulted ceiling with exposed beams, wood effect flooring, storage to eaves space, a latched wood door to a loft room.

## Loft Room 9' 5" x 20' 1" (2.86m x 6.12m)

Having wood effect floor, storage in to eaves, exposed beams, vaulted ceiling and feature double glazed arch window to the rear elevation.

## Outside

A walled forecourt with vehicle access to the side leading to a block paved driveway and secure gated side access leads to a beautifully maintained



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walled rear garden with brick built raised beds, stocked with plants shrubs and trees and spacious garden store. Outside lighting and power point.

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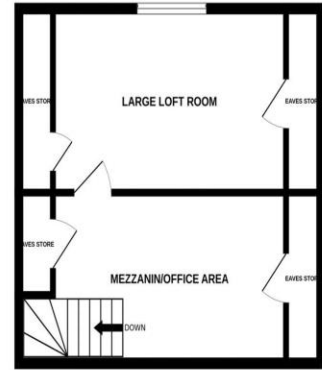
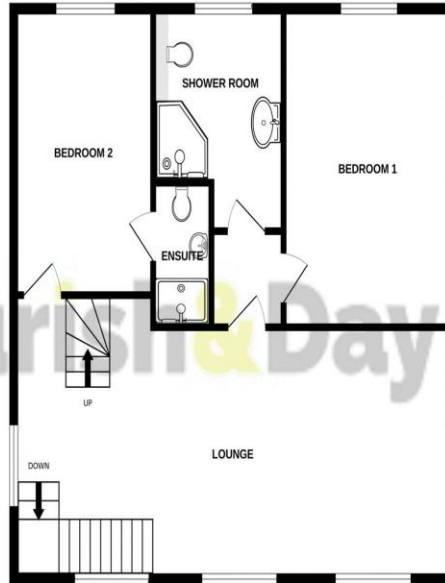
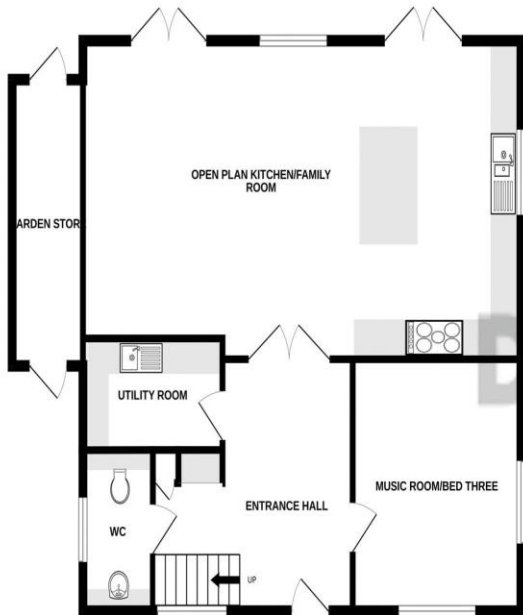
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GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.

1ST FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 sq.m.) approx.

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
Energy efficiency classes - lower ratings costs			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78	83

UK energy efficient - higher ratings costs  
England & Wales EU Directive 2002/91/EC  
www.epca.gov.uk



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