



Offers Over £200,000



TENURE: Leasehold



EPC RATING: E



COUNCIL TAX BAND: D

Eccleshall Stafford

Horsley Hall Horsley Eccleshall
Stafford Staffordshire



Indulge in the epitome of luxury living with this charming two-bedroom penthouse—an ideal choice for those contemplating downsizing or seeking a convenient lock-and-leave lifestyle.

The open-plan living, dining, and kitchen area, complete with a balcony offering stunning rural views, ensures ample space for comfortable living. Ascend a spiral staircase to a large master bedroom featuring a dressing area, a balcony, and an en-suite bathroom, creating a tranquil retreat. A second double bedroom with its own ensuite adds to the convenience. Set against a backdrop of beautiful grounds, this penthouse provides breathtaking views of the rural countryside, a rarity in the market. Opportunities like these are seldom available, making prompt viewing appointments highly recommended. Immerse yourself in the luxury and tranquillity of this unique penthouse—schedule your viewing today!

- Beautiful Period Penthouse Apartment
- Two Bedrooms With En-suites To Both Rooms
- Open-Plan Living/Dining/Kitchen
- Beautiful Communal Grounds & Allocated Parking
- Located In A Highly Sought After Location
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a secure intercom controlled entrance door, featuring a period spiral staircase which rises up to the First Floor Landing with feature glazed windows, and internal door(s) off, providing access to;

Guest WC & Shower Room 4' 9" x 6' 2" (1.44m x 1.88m)

Fitted with a white suite comprising of a walk-in screened shower cubicle housing a mains-fed shower, a wash hand basin with chrome mixer tap, and a low-level WC. There is ceramic tiling to the walls, ceramic tiled flooring, and a chrome towel radiator.

Open-Plan Kitchen, Dining & Living Space 31' 1" x 20' 6" (9.47m x 6.25m)

A substantial "hub of the home" featuring an open-plan contemporary living space, kitchen & dining area featuring heated panelled skirting throughout the area. The kitchen boasts a modern & contemporary styled range of wall, base & drawer units with fitted work surfaces over, incorporating an inset single bowl sink/drainage with mixer tap over, and a range of integrated/fitted appliances including an electric eye-level double oven, electric hob with double width cooker hood over & integrated dishwasher. There is wood effect vinyl flooring, and double glazed windows to the front & side elevations, and skylight windows to a number of elevations providing an abundance of natural lighting



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throughout. To the front elevation from the living room area are double glazed French doors opening out onto a feature balcony.

Balcony (Open-Plan Living Space)

A fabulous feature providing an outdoor seating area, and views of the grounds and neighbouring areas.

Utility Room 4' 6" x 6' 4" (1.37m x 1.92m)

Having a fitted storage cupboard, under-counter space(s) for plumbed appliance(s), chrome radiator, and wood effect vinyl flooring. The utility room also houses a wall mounted gas central heating boiler.

First Floor Landing

Accessed from the entrance hallway via a spiral staircase, featuring a double glazed window to the side elevation, and having internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 13' 1" x 13' 2" (4.00m x 4.02m)

A double bedroom, having a walk-in wardrobe with clothes rails, panelled skirting heating throughout, open-plan leading into the En-suite bathroom, and featuring double glazed French doors opening out onto the feature Balcony.

Balcony (Bedroom One)

Having an outdoor seating area, and enjoying elevated neighbouring views.

En-suite Bathroom (Bedroom One) 11' 0" x 7' 3" (3.36m x 2.22m)

Accessed via an open-plan step down into the spacious bathroom being fitted with a modern contemporary styled white suite comprising of a low-level WC, a half pedestal wall-mounted wash hand basin with chrome mixer tap over, a separate walk-in screened shower cubicle housing a mains-fed shower, and a bath. There is part-ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Bedroom Two 12' 7" x 9' 2" (3.83m x 2.79m)

A second double bedroom, having a built-in storage cupboard, heated panel skirting boards throughout, inset ceiling downlighting, a double glazed skylight window to the side elevation, and further internal door leading through into the En-suite.

En-suite Bathroom (Bedroom Two) 8' 0" x 2' 6" (2.44m x 0.77m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap & hand held shower attachment over, a wash hand basin with chrome mixer tap over, and a low-level WC. There is part-ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and a double glazed skylight window to the side elevation.

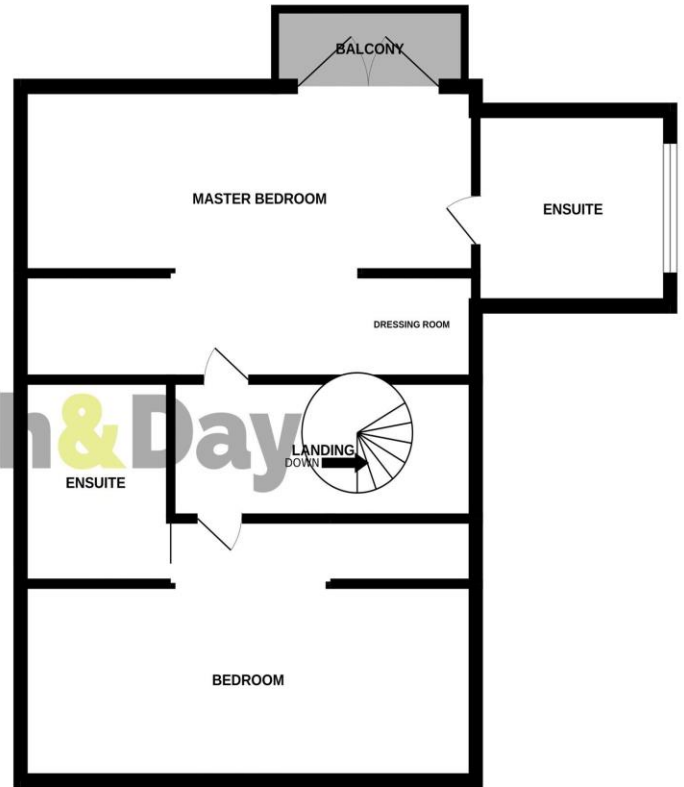
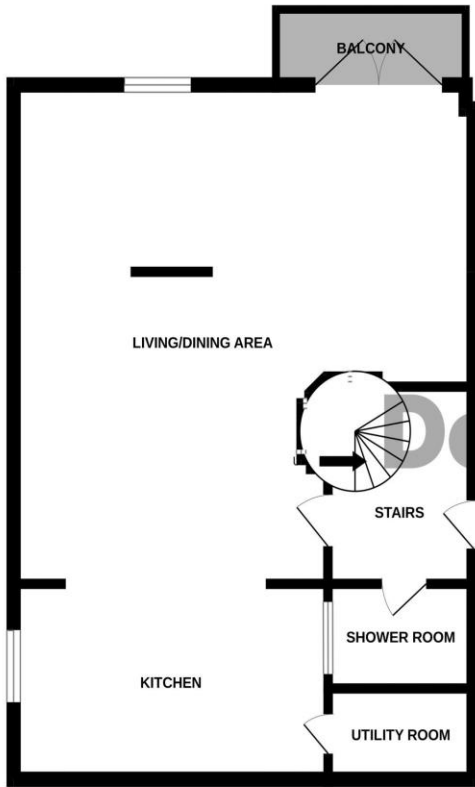
Externally

Horsley Hall is an impressive period building, set within beautifully maintained & presented communal gardens & grounds with breathtaking countryside views in a rural setting and benefits from having an allocated parking space.



2ND FLOOR

3RD 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 |
|-------------------------------------------------------------------------------------------|---------|------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs | (92+) | | |
| A | (81-91) | | |
| B | (69-80) | | |
| C | (55-68) | | |
| D | (39-54) | | |
| E | (21-38) | | |
| F | (13-20) | | |
| G | (1-12) | | |
| | | 53 | 79 |
| <small>Very energy efficient - higher running costs</small> England & Wales | | <small>EU Directive 2002/91/EC</small> www.ec.europa.eu | |



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