



£830,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: G

## Stowe-By-Chartley Stafford

Station Road Stowe-By-Chartley  
Stafford Staffordshire



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***Nestled amidst the idyllic surroundings of Stowe-By-Chartley village, this enchanting Victorian residence exudes timeless charm and character. Embraced by a sprawling plot, Set within approx. 2.5 acres this cherished family home has stood as a testament to heritage and elegance for many years.***

As you wander through the vast and picturesque gardens, adorned with a myriad of stunning shrubs, trees, and flowers, you'll discover hidden treasures—a tranquil pond and even a secret swimming pool. But the allure of this home does not end with its enchanting gardens; its rich history adds another layer of fascination. Once serving as the village's dairy, the property boasts development opportunities for the red brick garage outbuildings and for the Dutch barn. Step inside, and you will be captivated by the beauty that awaits within. A grand reception hall welcomes you, leading to an open-plan dining room, a cosy sitting room, a majestic drawing room, and a kitchen—all brimming with character and charm. And bathed in natural light, a large, beautiful conservatory beckons, offering a serene sanctuary to unwind and entertain. Venture to the first floor to discover four bedrooms, each exuding warmth and comfort, accompanied by a generously sized bathroom. Additionally, there is a completely self-contained annex provides further versatility, featuring a living room, kitchen, bedroom, and bathroom—perfect for guests or extended family or a great rental opportunity which can achieve an additional income of £800 per month. With No Upward Chain, This may be the perfect opportunity for you to put your own stamp on this and to transform this home into your dream home.

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## Reception Hallway

Upon passing through the grand front entrance, one is welcomed into a capacious reception hallway, adorned with a prominent oak turned staircase that ascends gracefully to the first floor landing and living quarters. The hall boasts a distinguished period Butler cupboard, complemented by tiled flooring, a radiator, and elegant Georgian-styled sash windows gracing the side elevation.

## Dining Room 9' 6" x 10' 6" (2.89m x 3.20m)

Showcasing charming, exposed timber beams, alongside a convenient built-in storage cupboard, the space is adorned with classic quarry tiled flooring, offering both durability and rustic appeal. There is also a radiator and a double glazed window to the side elevation inviting natural light to grace the room. Beyond, an open-plan access seamlessly leading into the inner lobby.

## Sitting Room 21' 5" x 11' 1" (6.54m x 3.37m)

Enter a generous sitting room adorned with a majestic stone fire surround, housing an inset cast-iron fireplace atop a tiled hearth, evoking timeless charm and warmth. Illuminating the room, a double glazed walk-in bay window graces the front elevation, offering views that enchant and inspire.



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## **Drawing Room** 12' 9" x 16' 2" (3.89m x 4.93m)

Step into another bright room, where original ceiling coving adds a touch of timeless elegance. Here, a period-styled fire surround, complete with a quarry tiled hearth and open fire grate, stands as a focal point, exuding traditional allure. Wooden flooring bestows a warm ambiance, complemented by the comforting presence of a radiator. Enjoying dual aspects, the room is bathed in natural light from two double glazed Georgian-style sash windows, affording captivating views of both front and rear elevations. In addition there is also a substantial built-in bookshelf with storage completes this inviting space.



## **Kitchen** 18' 2" x 10' 5" (5.54m x 3.17m)

Enter a spacious open-plan kitchen area, adorned with a collection of harmonising oak wall, base, and drawer units, seamlessly complemented by a matching breakfast bar area boasting additional storage beneath. Fitted work surfaces provide ample space for culinary endeavours, while a built-in wine rack adds a touch of sophistication. Designed with practicality in mind, the kitchen offers provision for kitchen appliances, neatly integrated within the layout. Enhanced by classic quarry tiled flooring, the room exudes rustic charm, while a radiator ensures comfort throughout. Natural light floods the space through a double glazed bay window, offering views of the side elevation, while another radiator completes the room.



## **Inner Lobby**

Offering passage to an annex area and the ground floor guest WC/shower room, this lobby is adorned with enduring quarry tiled flooring, it exudes both charm and practicality. Accessible from the dining room and additionally, an external door grants entry to the rear elevation, enhancing the flow between indoor and outdoor environments.



## **Ground Floor Shower Room/Guest WC** 4' 10" x 6' 6" (1.47m x 1.98m)

Fitted with a timeless suite reminiscent of a bygone era, featuring a ceramic-tiled corner shower with screen, a pedestal wash hand basin adorned with chrome taps, and a low-level WC. The room exudes comfort and functionality, boasting a radiator, tiled effect flooring for easy maintenance, and a double glazed window.

## **Conservatory** 17' 2" x 17' 11" (5.22m x 5.47m)

Behold a substantial double glazed conservatory, gracefully poised upon a brick base, with double glazed windows and an apex roof offering views of the rear garden. Double glazed French doors beckon, inviting one to step out into the serene and secluded outdoor sanctuary. Within, the conservatory boasts a ceiling fan/light, various electrical power points cater to modern needs and a classic quarry tiled flooring adds a touch of rustic charm.



## **First Floor Landing**

Adorned with a Georgian-style double glazed sash window, this space offers a view of the rear elevation. Adding a touch of character, a feature-stained glass window adds a whimsical charm, whilst there is also a Loft access point and a radiator.

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### **Bedroom One** 15' 9" x 12' 6" (4.79m x 3.82m)

Step into a spacious double bedroom, where two double glazed Georgian-style sash windows adorn the front elevation, bathing the room in natural light. A radiator ensures warmth and comfort, while built-in storage provides practicality without compromising space.

### **Bedroom Three** 12' 11" x 10' 11" (3.94m x 3.33m)

Enter another delightful double bedroom, featuring a Georgian-style double glazed window that graces the front elevation, infusing the space with natural light and a radiator. Practicality meets elegance with built-in storage solutions, ensuring a clutter-free environment.

### **Bedroom Four** 13' 3" x 12' 11" (4.03m x 3.94m) maximum measurements

Enter the fourth double bedroom, where a touch of heritage graces the space with an original period fire surround, boasting a cast-iron fire grate nestled within the chimney breast. The room also benefits from having two Georgian-style double glazed sash windows adorn the front elevation, a recessed storage and radiator.



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## **Bedroom Two** 10' 11" x 10' 4" (3.32m x 3.14m)

Enter the second double bedroom, where a double glazed window graces the side elevation, inviting natural light to permeate the space. An adjoining dressing room offers a private sanctuary for personal preparation and storage, enhancing the functionality and allure of this inviting room.

## **Dressing Room (Bedroom Two)** 5' 7" x 7' 5" (1.70m x 2.25m)

Having a radiator, and a door leading into the annexe.

## **Bathroom** 8' 5" x 10' 4" (2.57m x 3.14m)

Step into a spacious bathroom adorned with a vaulted ceiling, where contemporary meets tradition in a period-style suite. Relax in a panelled bath complemented by a chrome mixer tap, low-level WC, a pedestal wash hand basin and bidet. A built-in airing cupboard and a further built-in cupboard, providing ample storage space for essentials. A radiator and ceramic tiled walls offer both durability and aesthetic appeal, while a double glazed window to the side elevation welcomes natural light into the room.

## **ANNEXE**

Nestled at the rear of the main property this is completely self-contained with its own galley kitchen and bathroom/shower-room. Over the years, the Annexe has successfully provided an income of £800 per month rental (including energy bills) and is now vacant for the new owner to use as they wish. The annex has its own front door but is only separated by internal doors on the ground floor and 1st floor so is easily re-integrated into the main property if that is required. accessible through a charming stable-style door that opens into the hallway. Here, a convenient work surface offers space and plumbing beneath for appliances. Classic quarry tiled flooring adds a touch of rustic elegance to the space, while a window to the side elevation invites natural light to the room.

## **Entrance Hallway**

Ascend the stairs from the hallway, leading to the first-floor landing and accommodations, with a convenient understairs storage cupboard. While elegant wood flooring adds a touch of warmth. The open-plan layout seamlessly connects to the kitchen, whilst internal doors lead to the living room and dining space.

## **Living Room & Dining Space** 13' 10" x 17' 6" (4.22m x 5.34m) maximum measurements

Enter a spacious reception room, boasting wood flooring and a radiator. Double glazed French doors beckon, granting access to the front garden and inviting the outdoors in, while a double glazed Georgian-style sash window to the rear elevation allows natural light into the room.

## **Kitchen** 6' 4" x 4' 9" (1.94m x 1.44m)

Adorned with a selection of wall, base, and drawer units, this kitchen is equipped with fitted work surfaces that seamlessly integrate a 4-ring electric hob and a stainless steel single bowl sink/drain unit, adorned with chrome taps. Completing the ensemble, appliances include a single





electric oven/grill. The kitchen exudes classic charm with quarry tiled flooring a radiator and a double glazed window, offering views of the side elevation.

### First Floor Landing

Featuring a double glazed Georgian style sash window to the rear elevation, and having access to the loft space.

### Bedroom

Enter this large double bedroom, that features a radiator, double glazed Georgian-style sash windows grace the rear elevation and double glazed French doors, which open out onto a balcony, offering a picturesque vista of the private and mature garden below.

### Bathroom 13' 10" x 17' 5" (4.22m x 5.32m)

A substantial bathroom space which features a fitted suite comprising of a panelled bath with telephone style shower attachment & mixer taps, a pedestal wash hand basin with chrome taps, and a low-level WC. The room also benefits from having part-tiled walls, and a double glazed window to the side elevation.



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## Externally

Nestled within expansive grounds, The land extends to approximately 2.5 acres. Previously used for donkeys and sheep but now some is laid to orchard with a good crop of apples in the autumn. This property is ensconced in lush lawns adorned with a variety of mature plants, trees, and shrubs, creating a verdant oasis. A tranquil garden pond adds to the serene ambiance, while a sizable, glazed structure houses a swimming pool, though presently unused and in need of professional attention to restore its former glory. Accessible through imposing timber gates, the entrance opens onto a decorative gravelled expanse, offering ample parking space for vehicles. Beyond, a garage awaits with twin timber doors, providing secure storage for vehicles and belongings. Additional outdoor buildings and storage units further enhance the property's utility and charm, completing this idyllic retreat.



## Agent Note - Side Access

The sellers have informed us that access via the tarmac driveway leading to the side entrance of the farmhouse is based on a verbal agreement with the owner about 50 years ago and has been continually used since then with no issues. This arrangement is not documented in any legal deeds and has been permitted out of goodwill. Prospective buyers are advised to consult with their legal representative at the earliest opportunity to obtain clarification.



## Agents Note

The executor of this property is related to an employee of Dourish & Day limited.

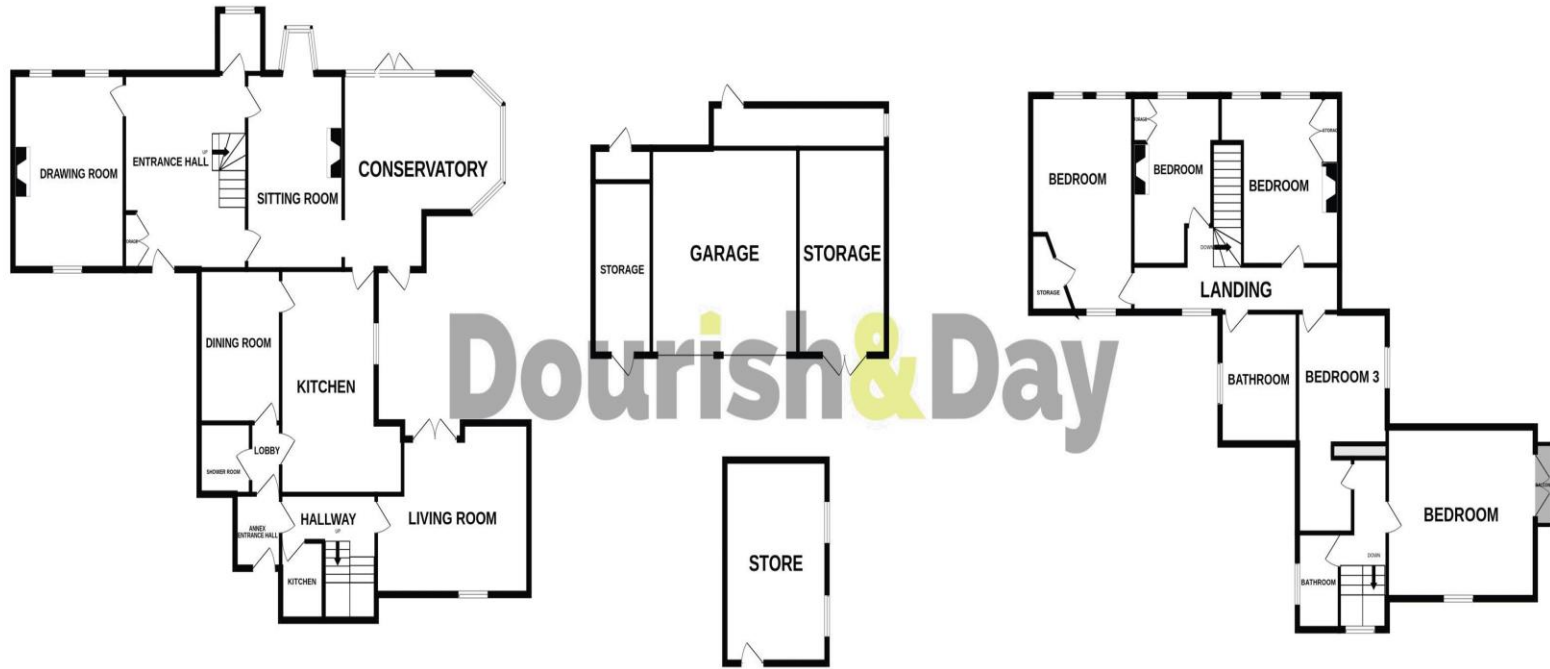
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GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C		
55-68	D		
39-54	E	E1 E	
21-38	F		
1-20	G		



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