



£725,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: E

## Eccleshall Stafford

Newcastle Road Eccleshall  
Stafford Staffordshire



*This property is the epitome of perfection for planting your roots! Just five-minutes walk from the vibrant, bustling village of Eccleshall, this impressive four-bedroom Grade II listed barn conversion stands tall like the majestic oak tree in its grounds.* Emulating the oak's strength and longevity, this home promises a haven where you and your family can create countless joyful memories for years to come. Meticulously restored with a blend of contemporary style and historic charm, the ground floor welcomes you with a spacious reception hall/sitting room, a guest WC, and a stunning living room. The expansive open-plan kitchen/dining area is a chef's dream, featuring a sleek, modern fitted kitchen equipped with high-quality integrated appliances and Bi-folding doors that seamlessly connect the indoors with the outdoors. A convenient utility room rounds out the ground floor. Upstairs, you'll find a beautifully appointed family bathroom and four exceptional double bedrooms. The principal and second bedrooms both boast luxurious en-suite shower rooms, offering a touch of opulence. Set on approximately 1.5 acres, the property is accessed via a long, sweeping gravel driveway that passes a grand front lawn and the imposing oak tree, elegantly lit in the evenings. Gated side access leads to a picturesque rear courtyard garden, featuring a well-maintained lawn, a paved seating area, and a spacious timber-constructed garden storage room. Additional highlights include planning permission for a log burner and Flue in the main living room and air conditioning in the reception hall/sitting room and the first-floor landing, ensuring a comfortable living environment during warmer months. This remarkable property effortlessly combines historic character with modern luxury, making it the perfect place to call home.

- Historic Charm Meets Modern Luxury
- Spacious Four Bedroom Barn Conversion
- Five Minutes From The Vibrant Eccleshall Village
- Expansive Grounds, Approx 1.5 Acre Plot
- Luxurious En-Suites In Two Bedrooms
- Planning Granted For Detached Outbuilding

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## **Reception Hall/Sitting Room** 14' 7" x 15' 6" (4.44m x 4.72m)

This reception hall, which also serves as a sitting room, provides a warm welcome to the home. It features a solid wooden entrance door with multiple double-glazed panel inserts, three double-glazed windows, and a solid wooden rear door with additional double-glazed panel inserts. The room is adorned with wood-effect Karndean flooring, a coat/boot cupboard, a wall-mounted "Electric Q" air conditioning unit, two radiators, and stairs leading to the first-floor accommodation.

## **Guest WC** 3' 5" x 3' 10" (1.04m x 1.18m)

Equipped with a modern suite that includes a WC and a vanity wash hand basin featuring a chrome mixer tap and tiled splashback. The space also boasts wood-effect Karndean flooring and a chrome towel radiator.

## **Living Room** 14' 6" x 16' 10" (4.50m x 5.14m)

A vibrant and inviting living room showcasing wood-effect Karndean flooring, two radiators, three double-glazed windows, and a solid wooden rear door with multiple double-glazed panel inserts. The owners have also



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been granted planning permission to have a log burner and flue added to this room should a buyer wish.

## Open Plan Kitchen/Dining Room

### Dining Room 14' 6" x 10' 10" (4.43m x 3.30m)

The initial section of the open-plan kitchen and dining area offers great versatility. It can serve as a dining room, as used by the current owners, or be transformed into a cosy family room with views of the rear garden through solid oak, double-glazed bi-folding doors. The room features wood-effect Karndean flooring and a modern, vertically fitted tall radiator. This space seamlessly connects to the kitchen.

### Kitchen 14' 8" x 11' 7" (4.48m x 3.53m)

This stylish, contemporary kitchen features a sleek range of high-gloss wall, base, and drawer units complemented by granite worktops that also form a breakfast bar between the two areas. The worktops include a ceramic one-and-a-half bowl sink with a mixer tap. The kitchen is equipped with an array of high-end integrated appliances, including a double oven, microwave, five-ring gas hob with hood, fridge, dishwasher, and fridge/freezer. The room is enhanced by wood-effect Karndean flooring, a radiator, and two double-glazed windows.

### Utility Room 5' 8" x 9' 5" (1.73m x 2.88m)

A practical room featuring a vaulted ceiling and modern, high-gloss base units with granite countertops, including a ceramic one-and-a-half bowl sink with a mixer tap and an integrated washing machine. The room is enhanced by wood-effect Karndean flooring, a radiator, two double-glazed windows, and two solid wooden doors with multiple double-glazed panel inserts leading out to a sunny private side courtyard garden.

## First Floor Landing

A long landing connecting all the bedrooms and the family bathroom, featuring two skylight windows, a wall-mounted "Electric Q" air conditioning unit, and recessed downlights.

### Bedroom One 14' 10" x 17' 0" (4.51m x 5.18m)

A spacious double bedroom showcasing exposed wooden beams, a radiator, a double-glazed window, and a skylight.

### En-Suite Shower Room (Bedroom One) 8' 5" x 6' 10" (2.56m x 2.08m)

This luxurious en-suite is equipped with an array of bathroom cabinets and a modern suite that includes a dual flush toilet, a vanity washbasin, and a spacious open-ended tiled shower cubicle with a mains mixer shower.





The room also showcases exposed wooden structural beams, recessed downlights, a chrome towel radiator, wood-effect tiled flooring, and a double-glazed porthole-style window with a mosaic-tiled surround.

### **Bedroom Two** 14' 8" max x 11' 10" (4.48m max x 3.60m)

A second double bedroom with exposed wooden beams, a radiator, a double-glazed window, and a double-glazed porthole-style window.

### **En-Suite Shower Room (Bedroom Two)** 6' 0" x 6' 1" (1.84m x 1.86m)

The En-Suite features a modern fitted suite comprising a WC, a vanity wash hand basin with a chrome mixer tap, and a vanity mirror positioned above. It includes a tiled shower cubicle equipped with a mains mixer shower. Additionally, the room is enhanced by wood-effect tiled flooring, recessed downlights, a chrome towel radiator, and a skylight window.



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## **Bedroom Three** 11' 2" x 11' 3" (3.41m x 3.43m)

The third spacious bedroom includes exposed wooden beams, a radiator, a double glazed window, and a skylight.

## **Bedroom Four** 11' 2" x 9' 5" (3.41m x 2.87m)

A fourth double bedroom featuring an exposed wooden beam, a radiator, and a skylight window.

## **Family Bathroom** 11' 2" x 6' 4" (3.41m x 1.92m)

A modern family bathroom equipped with a sleek suite comprising a dual flush WC, bidet, pedestal wash basin with a chrome mixer tap and vanity mirror above, along with a corner panelled bath featuring chrome mixer taps and a mains shower. The room boasts exposed wooden accents, wood-effect tiled flooring, recessed downlights, a chrome towel radiator, and a double glazed porthole window.

## **Externally**

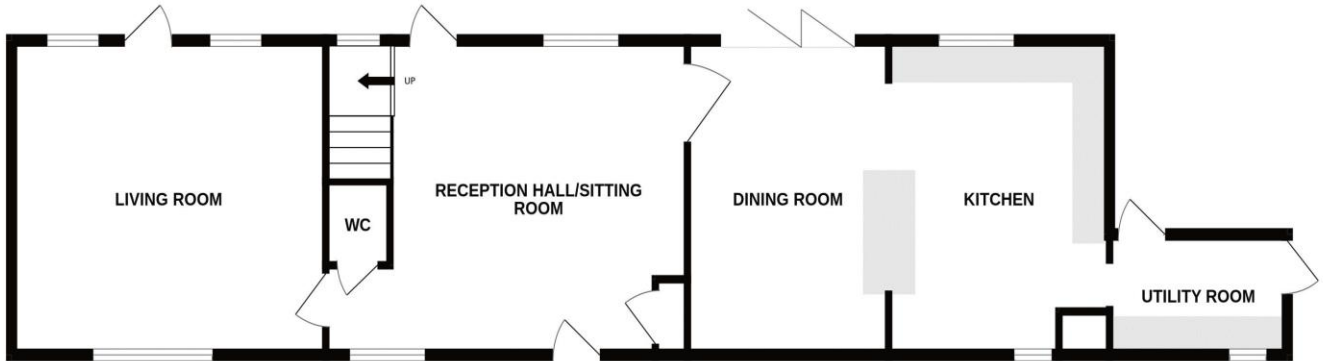
This magnificent property occupies an expansive plot spanning approximately 1.5 acres, prominently situated just off Newcastle Road. The approach is marked by a long, sweeping gravel driveway that extends up to the front of the residence. Immediately noticeable is the vast front lawn, offering families ample space for unrestricted play and tranquillity. Nestled within this expanse is a remarkable ancient Oak tree, illuminated by the owners in the evenings, creating a truly impressive spectacle. A gated side entrance opens to a charming rear courtyard garden, featuring a well-kept lawn, a paved seating area, and a generously sized garden storage room constructed from timber.

## **ID Checks**

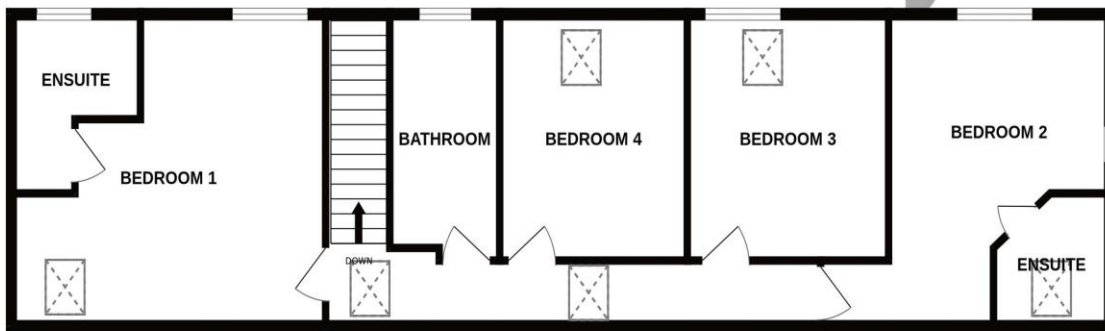
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## GROUND FLOOR



## 1ST FLOOR



Energy Efficiency Rating		Current	Potential
92+	A		97
81-91	B		
69-80	C		76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher rating costs

England & Wales EU Directive 2002/91/EC

www.epca.gov.uk

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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