



£635,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Gnosall Stafford

Newport Road Gnosall  
Stafford Staffordshire

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***Some properties just have all the right ingredients, character, location, space and finish, this stunning five double bedroom detached Victorian residence, situated in the highly desirable Village of Gnosall has it all!***

It really is a rare opportunity to acquire a property like this, located adjacent to the Shropshire Union Canal with superb towpath walks on your doorstep and the potential of mooring rights. Externally the property sits well back from the road and enjoys parking for many vehicles, there is a large detached double garage with storage room over and a private rear garden. Internally the property continues to impress and comprises of an entrance hallway, refitted guest W.C, large open plan family sitting/dining room with wood burner and open plan fitted kitchen, spacious living room, dining room and large two room cellar. To the first and second floors there are five good sized bedrooms, large luxury en-suite to bedroom one and a family bathroom.

- Stunning Double Fronted Victorian Property
- Large Open Plan Sitting Room/Dining Kitchen
- Spacious Living Room & Dining Room
- Five Double Bedrooms & Luxury En-Suite Bathroom
- Large Detached Double Garage & Ample Parking

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## Entrance Hallway

Original oak door to entrance hallway being spacious and light with original tiled flooring, stairs off to the first floor landing, coving, radiator and door to Cellar.

## Cellar One 14' 3" x 13' 0" (4.34m x 3.97m)

Having original Staffordshire blue brick flooring, window to the side elevation and shelving

## Cellar Two 14' 0" x 13' 2" (4.26m x 4.02m)

Having Staffordshire blue brick flooring, power and lighting.

## Guest WC

Refitted suite comprising low-level WC, wash hand basin with vanity unit under and chrome mixer tap, ceramic tiled floor, half-wood panelled wall, and a radiator.



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## Lounge 14' 10" x 13' 7" (4.52m x 4.15m)

A spacious and light open-plan lounge having a large double glazed walk-in bay window with double glazed sash windows to the front elevation, double glazed sash window to the side elevation, oak fire surround with granite inset and hearth housing open fire grate, feature wood panelling, picture rail, coving, radiator and opening into Dining Room.

## Dining Room 11' 5" x 13' 6" (3.48m x 4.11m)

Having coving, shelving built-in to recess, pine fire surround with decorative cast-iron inset and open fire grate, tiled hearth, feature wood panelling, radiator, double glazed French doors to private rear garden and cut Indian stone patio, and a door also leading to the Hallway.

## Open-Plan Family Dining Kitchen 26' 11" x 13' 7" (8.20m x 4.14m)

A stunning and substantial open-plan living space having large double glazed walk-in sash windows to the front elevation, oak fire surround housing cast-iron wood burner on a slate tiled hearth, coving, numerous downlights, radiator, original stripped wood flooring, a double glazed sash window to the side elevation and opening in to the spacious kitchen having original quarry tiled floor, superb quartz effect worktop, drainer with inset one and a half bowl stainless steel sink with brushed stainless steel mixer tap, wall mounted units with under cupboard lighting, matching base units, Smeg range five ring cooker into chimney recess, ceramic splashback tiling, numerous downlights, space for an American style fridge/freezer, integrated dishwasher, double glazed sash window to the rear elevation, and glazed door to Utility/Store Room.

## Utility / Rear Porch

Having quarry tiled floor, plumbing for a washing machine, shelving and a double glazed window and door to the rear elevation.

## First Floor Landing

Coving, radiator, double glazed sash window to the front elevation and stairs off to bedrooms four and five.

## Bedroom One 15' 0" x 13' 6" (4.58m x 4.11m)

A large principal bedroom having a double glazed sash window to the front elevation, double glazed sash style window to the side elevation overlooking the neighbouring canal, original cast-iron fire surround, door to walk-in wardrobe with fitted hanging rail and shelving and door to the En-suite.





**En-suite Bath / Shower Room** 11' 5" x 13' 6" (3.48m x 4.11m)

A large contemporary style refitted en-suite having twin contemporary style circular sinks with chrome mixer taps and storage under, set onto a ceramic tiled top, panelled bath with central chrome mixer tap and shower attachment, ceramic tiled shower cubicle housing mains shower, numerous downlights, wood effect flooring, radiator, splashback tiling, shaver point, and a double glazed sash window to the rear elevation.

**Bedroom Two** 15' 0" x 13' 7" (4.58m x 4.15m)

A second spacious double bedroom having double glazed sash windows to two elevations, original fire surround with tiled inset and cast-iron fire grate, and a radiator.

**Bedroom Three** 11' 6" x 11' 11" (3.51m x 3.62m) (maximum measurements)

A third double bedroom having double glazed sash window to the rear elevation, double glazed sash window to the side elevation, radiator and cupboard housing the wall mounted gas central heating boiler.



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## **Family Bathroom / Shower Room** 8' 2" x 8' 3" (2.50m x 2.51m)

Comprising of a panelled bath with traditional style mixer tap and shower attachment, a pedestal wash hand basin, low-level WC, ceramic tiled shower cubicle, chrome towel radiator, additional radiator, half ceramic tiled, wood effect flooring, and a double glazed sash window to the rear elevation.

## **Second Floor Landing/Study Area** 10' 11" x 6' 4" (3.32m x 1.92m) (maximum measurements)

Having a double glazed skylight window to the rear elevation, built-in storage cupboard and doors off to bedrooms.

## **Bedroom Four** 13' 1" x 12' 5" (3.98m x 3.79m) (maximum measurements)

Having two skylight windows with built-in blinds to the rear elevation, and a radiator.

## **Bedroom Five** 13' 0" x 12' 6" (3.97m x 3.81m)

Having a double glazed skylight window with built-in blind to the rear elevation, and a radiator.

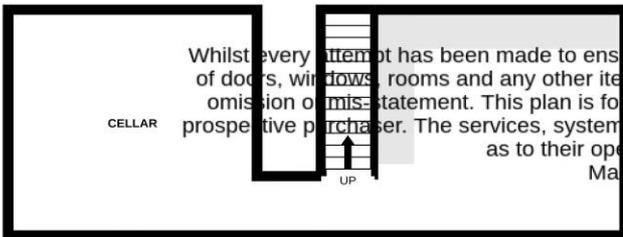
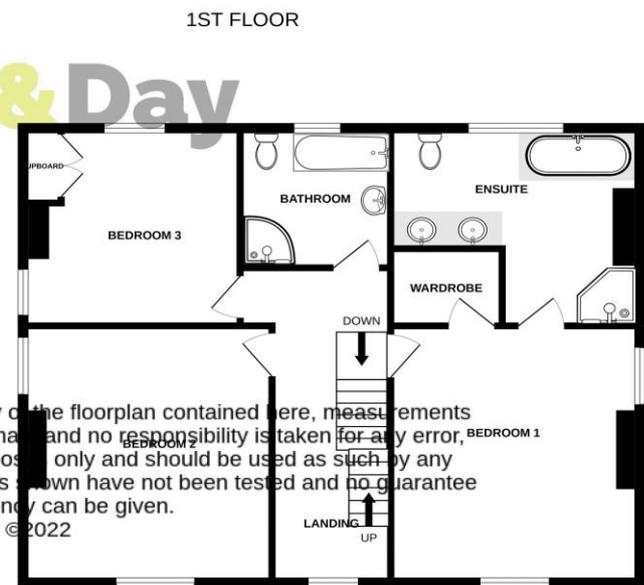
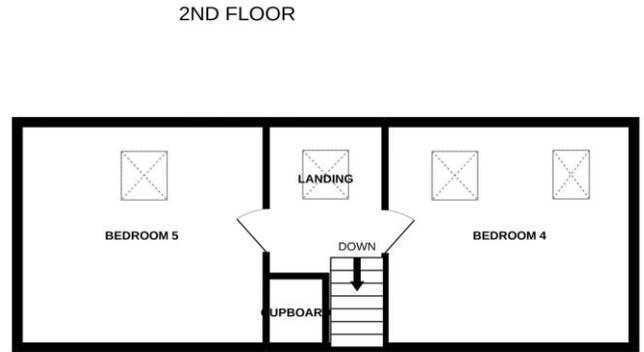
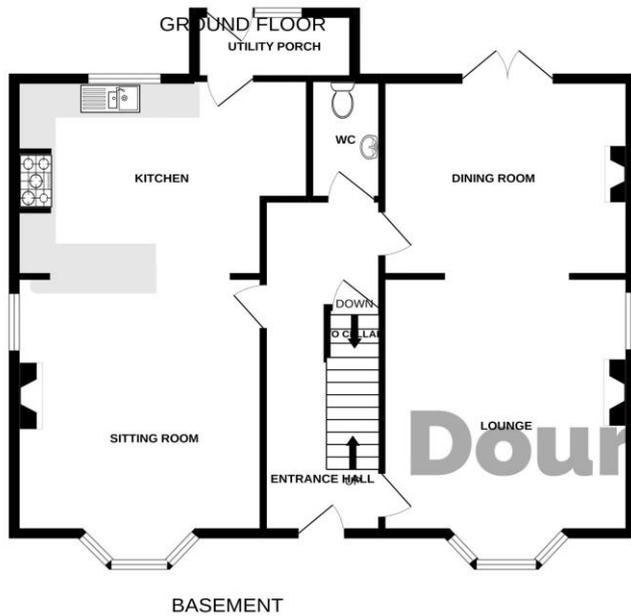
## **Garage** 20' 4" x 19' 1" (6.20m x 5.81m)

Having two electronically operated up and over doors, side access door, power, lighting, worktop incorporating a stainless steel sink, and access to the boarded loft space, ideal for storage.

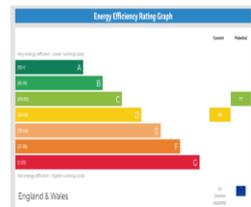
## **Outside**

The property is approached via a five bar gate leading to a tarmac driveway which provides parking for numerous vehicles and leads to a detached pitch-roof brick-built double garage. The front garden is laid mainly to lawn with brick archway to the side, and a cut Indian stone path leads to fruit, vegetable beds and opening into the private landscaped rear garden with a substantial cut Indian stone patio, laid mainly to lawn, decked seating area, gate and steps down leading to the neighbouring canal and two potential moorings.





Whilst every effort 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 misstatement. 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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