



£925,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: F

## Church Eaton Stafford

Woollaston Church Eaton  
Stafford Staffordshire



8



3



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**Lower Woolaston Farm is a handsome Georgian residence, offering spacious and flexible living across two floors. Recently improved, it caters perfectly to modern lifestyles with versatile living areas.**

The interior boasts a reception hall with chequerboard quarry floor tiling, leading to a staircase and rear hall. The sitting room features a light corner aspect, a cast iron fireplace with stone hearth, and ceiling beams. A study connects to a storeroom, and an adjoining lounge highlights an exposed brick chimney, quarry floor tiling, and beamed ceiling. The dining room, with a corner aspect and cast iron fireplace, serves as a spacious entertainment space. The kitchen/breakfast room is equipped with contemporary cabinetry, a breakfast bar island, space for a range-style cooker. The laundry/second kitchen includes ample storage, plumbing for washing machines, and space for a dryer. Additional ground floor amenities include a practical boot room and guest WC. Upstairs, a galleried landing leads to eight well-proportioned bedrooms. Bedrooms two and three share a Jack & Jill en-suite, while bedroom four has its own en-suite shower and wash basin. A modern family bathroom completes the upper level. Externally, the property is accessed via a gravel driveway through wrought iron double gates, leading to a spacious parking forecourt and a shaped front lawn. A wooden gate opens to further gravelled parking and the rear garden, featuring a lawn and blue brick paviour courtyard. A separate gate leads to a garden area (which could be used as a paddock) with its own vehicular access. An outbuilding which could be converted into an annexe (subject to planning permission), a tool store/workshop and a double garage with a roller shutter door, concrete floor, and electricity. Lower Woolaston Farm seamlessly blends historical charm with contemporary comforts, providing a spacious family home in a picturesque rural setting.

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Location

Woollaston, a quaint hamlet nestled in the picturesque South Staffordshire countryside, offers easy accessibility to Wolverhampton City Centre, Stafford Town Centre, and Telford. Nearby amenities can be found in Church Eaton and Penkridge, while transportation links such as the A449, A5, M6, M6 Toll, and M54 motorways ensure excellent connectivity. The area also boasts a strong educational infrastructure across both public and private sectors.

## Reception Hallway

Entering through a robust wooden door adorned with a glazed window panel above, you will be greeted by a grand staircase that ascends to the galleried first-floor landing. The patterned quarry tile flooring adds a touch of classic elegance, complemented by a radiator that ensures a warm and inviting ambiance.



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## **Sitting Room** 18' 7" x 17' 9" (5.67m x 5.42m)

A stunning grand reception room which showcases a period-style cast iron fireplace with an open fire grate and a stone hearth. The room is bathed in natural light through double-glazed windows on both the front and side, while two radiators ensure a cosy atmosphere.

## **Study** 13' 5" x 14' 3" (4.08m x 4.35m)

A versatile room featuring exposed wooden beams, a radiator, and a double-glazed window gracing the front elevation.

## **Store Room** 5' 5" x 13' 11" (1.65m x 4.25m)

A convenient and practical storeroom seamlessly connecting the study to the main lounge, highlighted by a double-glazed window on the side elevation.

## **Lounge** 18' 10" x 17' 11" excluding bay (5.74m x 5.45m excluding bay)

An exquisite reception room which boasts an exposed brick chimney breast adorned with a cast iron stove atop a tiled hearth. The quarry tiled flooring adds rustic charm, while two radiators ensure warmth. A double-glazed bay window on the side elevation bathes the room in natural light.

## **Dining Room** 14' 8" x 17' 11" (4.48m x 5.45m)

A stunning formal dining room, ideal for hosting grand dinner parties. The space is anchored by a period cast iron fireplace with an open fire grate and a tiled hearth. Elegant wooden flooring and a radiator provide comfort, while natural light pours in through a double-glazed window on the side elevation and a double-glazed bay window at the rear.

## **Kitchen/Breakfast Room** 17' 2" x 18' 5" (5.22m x 5.62m)

A breathtaking kitchen and breakfast room, serving as the centrepiece of the ground floor, is outfitted with an array of contemporary wall and base cabinets. A coordinating centre island with a breakfast bar enhances both style and functionality. The space is designed to accommodate a range-style cooker and includes an integrated dishwasher. Bathed in light from three double-glazed windows on the corner aspect, the room also features exposed wooden beams, wood-effect flooring, and a double-glazed side door for added convenience.

## **Laundry/Second Kitchen** 9' 9" x 19' 2" (2.96m x 5.85m)

An exceptionally versatile room that can effortlessly serve as a second kitchen if needed. It boasts a matching range of wall, base, and drawer units with fitted worktops, incorporating a sink drainer unit with a mixer tap and an integrated oven and hob. There's also ample space for utility appliances. Additionally, this room features a secondary staircase that leads directly to the principal bedroom, tiled flooring, and a double-glazed window on the side elevation.





## **Boot Room** 5' 10" x 12' 6" (1.78m x 3.81m)

Fitted with a variety of coat hooks and shelving, complemented by a charming quarry tiled floor.

## **Guest WC** 5' 11" x 6' 6" (1.81m x 1.98m)

Appointed with a suite that includes a WC and a pedestal wash hand basin with a mixer tap. The room also features a charming quarry tiled floor, houses the floor-standing oil boiler, and is illuminated by a double-glazed window on the side elevation.

## **Galleried Landing**

A spacious landing adorned with a radiator and a double-glazed window overlooking the front elevation. Doors open to three bedrooms, while another leads to a second segment of the landing, offering access to the remaining bedrooms and the family bathroom.



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**Bedroom One** 16' 1" into wardrobes x 19' 3" (4.89m into wardrobes x 5.86m)

An expansive principal bedroom adorned with a partially exposed brick chimney breast housing an ornamental cast iron fireplace. Two sets of floor-to-ceiling fitted wardrobes offer ample storage, while a secondary staircase descends gracefully into the adjacent laundry room. Enhanced by wood-effect flooring, the room is illuminated by a double-glazed window on the side elevation.



**Bedroom Two** 14' 6" x 14' 7" (4.41m x 4.45m)

The second double bedroom boasts a radiator and a double-glazed window that frames views of the front elevation.

**Jack & Jill En-Suite** 4' 4" x 14' 3" (1.32m x 4.35m)

A contemporary Jack & Jill en-suite connects both bedrooms two and three, featuring a suite with a WC, pedestal wash hand basin, and an enclosed multi-jet shower cubicle. The space is further enhanced by a wood-panelled ceiling, wood-effect flooring, a radiator, and a double-glazed window to the side elevation.



**Bedroom Three** 9' 9" x 17' 11" (2.96m x 5.45m)

The third spacious double bedroom boasts a radiator and enjoys natural light through a double-glazed window on the side elevation.

**Bedroom Four** 13' 3" x 9' 5" (4.04m x 2.86m)

The fourth double bedroom features a double-glazed window overlooking the rear elevation and includes access to its private ensuite shower room through a separate door.



**En-Suite Shower Room** 3' 6" x 9' 3" (1.06m x 2.81m)

Enhanced with a contemporary suite featuring a stylish vanity-style wash hand basin with a mixer tap, alongside a brick-patterned tiled shower cubicle equipped with a mains shower.

**Bedroom Five** 13' 2" x 17' 11" (4.02m x 5.46m)

The fifth expansive double bedroom showcases an ornamental period fireplace, complemented by a built-in wardrobe, radiator, and a double-glazed window offering views to the rear elevation.

**Bedroom Six** 11' 3" x 17' 10" (3.42m x 5.44m)

The sixth spacious double bedroom features a radiator and enjoys ample natural light through a double-glazed window on the side elevation.





### **Bedroom Seven** 8' 9" x 17' 11" (2.66m x 5.45m)

The seventh double bedroom boasts a convenient built-in wardrobe, a radiator for comfort, and enjoys natural light through a double-glazed window on the side elevation.

### **Bedroom Eight** 8' 0" x 17' 9" (2.44m x 5.42m)

The eighth double bedroom features a practical built-in cupboard and benefits from a double-glazed window overlooking the front elevation.

### **Family Bathroom** 13' 5" x 9' 4" (4.09m x 2.85m)

A splendid large family bathroom, adorned with a contemporary suite featuring a high-flush WC, a pedestal wash hand basin, and a brick-patterned tiled double shower cubicle equipped with a mains shower. Adding to its charm, a freestanding claw and ball foot roll-top bath complete with telephone-style mixer shower taps beckons relaxation. This luxurious bathroom is further enhanced by a selection of fitted bathroom cupboards, a period-styled towel radiator, elegant wooden flooring, and a double-glazed window offering views to the side elevation.



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## Outside

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## Agents Note

We are informed by the Vendors that water and electricity are connected, the heating is oil fired and the drainage is to a septic tank. The property benefits from 8Kw Solar Panels which are fully owned. They generate electricity during sunlight and daylight hours, any surplus will generate an income (subject to purchasers installing a smart meter). A battery backup system could be added to provide overnight storage.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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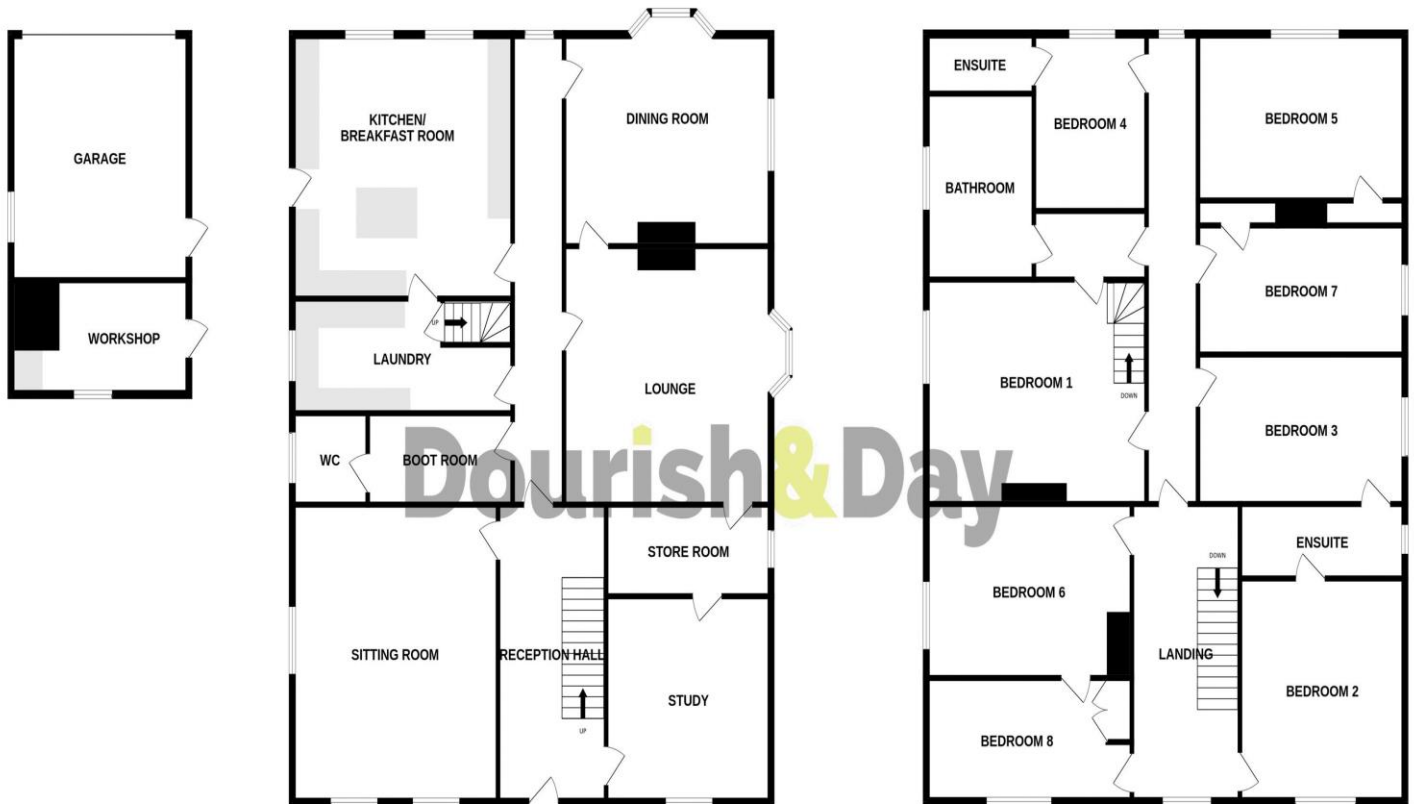
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GROUND FLOOR

1ST 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		
Energy efficiency class	Current	Potential
92-100 (A)		
81-91 (B)		
69-80 (C)		79
55-68 (D)		
39-54 (E)	44	
21-38 (F)		
1-20 (G)		

Not energy efficient - higher rating costs  
England & Wales EU Directive 2002/91/EC  
www.epc4u.com



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