



£1,200,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: F

## Milwich Stafford

The Old Vicarage Milwich  
Stafford Staffordshire



*Nestled in the heart of the picturesque village of Milwich, The Old Vicarage is a charming and characterful property that offers a perfect blend of historical charm and modern comfort. This beautiful home is set amidst rolling countryside, offering tranquillity and a true escape from the bustle of daily life.*

The Old Vicarage boasts spacious living areas, including a welcoming entrance hall, a grand sitting room with original fireplaces, and a light-filled conservatory that offers stunning views over the expansive gardens. The country-style kitchen is both functional and inviting, complete with traditional features and a cozy breakfast nook. Upstairs, the property offers generous accommodation with multiple bedrooms, each with its own unique character and beautiful views of the surrounding countryside. The master suite features a luxurious en-suite bathroom, while additional bedrooms are served by a well-appointed family bathroom. Set on a large plot, the gardens are a true highlight of The Old Vicarage, with manicured lawns, mature trees, and flowerbeds. There are also several secluded spots perfect for outdoor dining and entertaining, with the grounds extending to include a charming oak framed detached coach house with an annex above laying host to the living space, bedroom, kitchen and ensuite. With its idyllic rural setting in the heart of Staffordshire, yet just a short drive from local amenities and transport links, The Old Vicarage presents a rare opportunity to acquire a unique and historic property in a truly beautiful location.

- Exceptional & Rare Opportunity
- Outstanding Rural & Countryside Views
- Large 1 Bed Annex With Superb Rural Views
- Four Bedrooms & Ensuite
- Three Large Reception Rooms & Orangery
- Detached Coach House & Extensive Gardens

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## Entrance Hall

A spacious and inviting entrance hall containing many original features including an original stone archway with stained glass inset. To the front elevation in addition to the rear, there is a further stained glass stone frame set window. Internal door to cellar, ceiling coving, dado rail, three Victorian style radiators, tiled flooring, ceiling spotlights, internal solid doors to the ground floor accommodation, stairs to the first floor and a timber arched door to the front driveway.

## Living Room 16' 2" x 15' 2" (4.93m x 4.62m)

Having a stunning focal large wood burning fire set into a stone surround and hearth, recess storage and shelving, timber flooring, picture rail and ceiling coving, ceiling spotlights, two Victorian style radiators, timber double glazed window to the rear elevation and archway to the:

## Orangery 15' 2" x 13' 9" (4.62m x 4.18m)

With stunning vaulted ceiling and exposed timber beams, timber flooring, two Victorian style radiators, timber double glazed windows and French doors to the rear elevation.



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## **Dining Room** 18' 1" x 13' 4" (5.51m x 4.07m)

With a superb cast iron open fire set into a slate hearth, recess storage and library shelving. Two Victorian style radiators, picture rail and ceiling coving, ceiling spotlights, double glazed timber walk in feature bay window to the rear garden.

## **Sitting Room** 13' 3" x 11' 9" (4.03m x 3.58m)

With a stunning wood burner set into a decorative cast iron surround and slate hearth, picture rail and ceiling coving, ceiling spotlights, two Victorian style radiators and double glazed timber window to the rear garden.

## **Kitchen** 21' 5" x 13' 3" (6.53m x 4.03m)

Superb kitchen with a range of base and eye level units, granite work surfaces incorporating a Belfast sink unit with a chrome mixer tap, space for range cooker set in an inglenook recess, space for dishwasher and fridge freezer, additional space for table and chairs, space for a Welsh dresser, radiator, ceiling coving, ceiling spotlights, tiled flooring, double glazed timber window to the front elevation and internal door to:

## **Utility** 12' 8" x 9' 1" (3.86m x 2.77m)

Matching the kitchen with base and eye level units, Belfast sink unit with chrome mixer tap, granite work surfaces, space for washing machine and condensing dryer, ceiling spotlights, tiled flooring, base fitted oil fired central heating boiler, timber double glazed arched window to the rear elevation and door.

## **Guest WC**

Low level flush WC, pedestal wash hand basin with chrome taps, chrome towel radiator, tiled flooring, ceiling spotlights and timber double glazed window to the front elevation.

## **First Floor Galleried Landing**

Large galleried landing with ceiling coving and dado rail, spotlights, radiator, door to airing cupboard and hot water tank, solid internal timber doors to bedrooms and double glazed window to the side elevation.

## **Bedroom One** 16' 1" x 15' 3" (4.90m x 4.65m)

With fitted oak dresser, drawers and wardrobes, ceiling coving, spotlights, radiator, timber double glazed windows to the rear and side aspects and internal door to:

## **Ensuite** 11' 9" x 8' 6" (3.58m x 2.60m)

With tiled walk in shower cubicle and screen, a WC, his and hers contemporary bowl sink units with chrome mixer taps, chrome towel radiator, additional radiator, tiled flooring, part tiled walls, ceiling spotlights, extractor fan and two double glazed timber windows to the side elevation.





**Bedroom Two** 14' 8" x 15' 7" (4.46m x 4.74m)

With an ornate cast iron fire set into a decorative surround, ceiling coving, spotlights, radiator and timber double glazed window to the rear elevation.

**Bedroom Three** 15' 0" x 12' 9" (4.57m x 3.89m)

With ceiling spotlights, radiator and timber double glazed window to the front elevation.

**Bedroom Four** 13' 3" x 11' 9" (4.04m x 3.57m)

With an ornate cast iron fire set into a decorative surround, radiator and timber double glazed window to the rear elevation.

**Family Bathroom** 12' 8" x 9' 0" (3.86m x 2.74m)

With a Victorian roll top bath with chrome taps, separate tiled walk in shower cubicle, WC, pedestal wash hand basin with chrome taps, tiled flooring and part tiled walls, ceiling spotlights, radiator, additional chrome towel radiator and timber double glazed window to the front elevation.



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## **Detached Coach House and Annex** 30' 5" x 18' 8" (9.26m x 5.70m)

Accessed via a timber stairway, with door to the living accommodation having exposed timber beams and vaulted ceiling, Eve storage, wood effect laminate flooring, overhead storage, electric heaters and fitted kitchenette area with base units having fitted work surfaces and sink unit, timber double glazed window to the front elevation, timber double glazed French doors/Juliette balcony with pleasant views to the rear elevation and internal door to:

## **Ensuite** 9' 1" x 7' 9" (2.76m x 2.36m)

With an aqua panelled shower cubicle, WC with enclosed cistern, contemporary bowl sink unit with chrome mixer tap, fitted base units and work surfaces, towel radiator, vinyl flooring, extractor fan and timber double glazed window to the front elevation.

## **Car Port** 23' 2" x 20' 8" (7.05m x 6.31m)

Situated beneath the Coach House/Annex. A twin car port providing vehicle parking and access to the:

## **Gym/ Home Office** 19' 3" x 9' 6" (5.86m x 2.89m)

With ceiling spotlights and double glazed French doors to the rear garden.

## **Outside - Front**

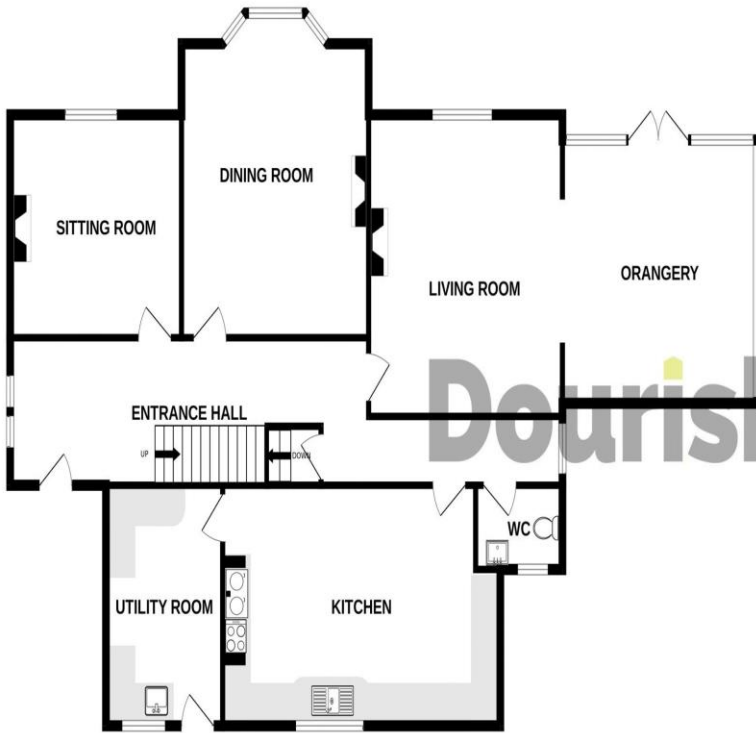
Gated shared access drive with five bar timber gate to the rear garden and parking area with a drive which extends to the coach house. Extensive lawn areas with flower beds, plants and shrubs. A former well with cast iron pump, surrounded by rural views.

## **Courtyard**

With a timber gate to the front driveway. An enclosed courtyard area with kennel and storage and low maintenance Astro turf area.



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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