



£540,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: F

## Brocton Stafford

The Green Brocton  
Stafford Staffordshire



**This charming Grade II listed detached cottage, dating back to the late 16th early 17th century, exudes historical character with its timber-framed structure and colour-washed brick exterior.** Nestled in the heart of Brocton, one of Staffordshire's most desirable villages, it is located next to the stunning Cannock Chase, a designated Area of Outstanding Natural Beauty, and near a prestigious 18-hole golf course. The county town of Stafford, just a short drive away, offers a variety of shops, amenities, and an intercity railway station with regular services to London Euston. Inside, the property features a formal dining room with parquet flooring, exposed wooden beams, and an inglenook fireplace with a log-burning stove. The open-plan living room boasts wooden flooring, a log burner, vaulted ceilings with skylights, and French doors to the garden. There's also a cosy sitting room currently used as a hobby room, a bright kitchen, a separate utility room with a stable door, and a guest WC. Upstairs, the split-level landing leads to three double bedrooms, two with vaulted ceilings and exposed beams with bedroom two having a feature exposed brick chimney breast and a spacious family bathroom. The landscaped garden, with seating areas is perfect for Al Fresco dining and a detached double garage with a workshop at the rear and driveway.

- Historic Detached Cottage With Stunning Period Features
- Sought-After Village Near Cannock Chase
- Spacious Living Areas With Exposed Beams
- Beautiful Landscaped Garden
- Three Double Bedrooms & Modern Bath/Shower Room
- Detached Double Garage With Workshop

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**Dining Room** 16' 9" x 10' 11" (5.11m x 3.33m)

A charming and inviting formal reception room showcasing an exposed brick inglenook fireplace with a wooden mantel and a cast iron stove set on a tiled hearth. The room features original wooden ceiling beams and wall structure, parquet flooring, a period-style radiator, and an original wooden entrance door with glazed panel inserts. There is a leaded secondary glazed window at the front, along with a second window on the side. A staircase from this room leads to the first-floor accommodation.

**Living Room** 20' 3" x 13' 3" max (6.16m x 4.05m max)

A generously extended reception room showcasing a charming, exposed brick fireplace with a cast iron stove on a tiled hearth. The space features exposed structural beams, wooden panelling on two walls, wooden flooring, recessed downlights, a period-style radiator, and two skylight windows in the vaulted rear section. French doors open directly to the rear garden.

**Sitting Room** 16' 6" x 10' 4" (5.03m x 3.15m)

A versatile third reception room, currently used by the owner as a hobby space, featuring an exposed brick open fireplace with a tiled hearth and wooden mantle. The room showcases exposed wooden ceiling beams and structural elements, a period-style radiator, wooden block parquet flooring, and a leaded secondary glazed window overlooking the front elevation.

**Kitchen** 16' 2" x 10' 9" max (4.94m x 3.27m max)

A beautifully crafted cottage-style kitchen featuring a variety of units, including cupboards, drawers, glass-fronted display cabinets, and plate shelves. Granite countertops extend across all surfaces, complemented by a Belfast sink with a mixer



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tap, space for a Range-style cooker, and integrated appliances such as a fridge and dishwasher. The room is further enhanced by recessed downlights, Terrazzo tiled flooring, a period-style radiator, two double-glazed windows to the rear, and two skylight windows.

### Utility Room 9' 11" x 6' 4" (3.01m x 1.93m)

Featuring fitted cupboards and drawers with a granite countertop that includes a Belfast sink, as well as spaces for a washing machine and dryer. The room also includes a period-style radiator, Terrazzo tiled flooring, a double-glazed window to the side, and a wooden stable door at the rear.

### Guest WC 4' 4" x 4' 9" (1.31m x 1.45m)

Equipped with a white WC, the space features a Terrazzo tiled floor, a period-style radiator, a cupboard that houses the gas central heating boiler, and a double-glazed window on the side elevation

### Split Level Landing

A split-level landing connecting the original home to the later extension. This area features a storage cupboard, loft access, wooden wall panelling, and a window on the side elevation.

### Bedroom One 16' 10" x 10' 2" (5.13m x 3.10m)

This principal double bedroom features a vaulted ceiling that showcases the original wooden framework, enhanced by strategically placed spotlights that illuminate the space. The room also includes a period-style radiator, a built-in wardrobe, and a leaded secondary glazed window facing the front elevation.

### Bedroom Two 12' 5" x 11' 11" (3.78m x 3.63m)

A second double bedroom featuring a vaulted ceiling that reveals the original wooden framework, complemented by thoughtfully arranged spotlights that brighten the space. This room also boasts a striking exposed brick chimney, a radiator, built-in wardrobes, and a leaded secondary glazed window overlooking the front elevation.

### Bedroom Three 9' 3" x 13' 3" (2.81m x 4.05m)

A third double bedroom featuring a loft access point, a radiator, a double-glazed window at the rear elevation, and a second leaded window on the side elevation.

### Family Bath/Shower Room 6' 6" x 10' 0" (1.98m x 3.04m)

Equipped with a modern suite that includes a WC, a vanity-style wash basin with a mixer tap, a tiled shower cubicle featuring a mains mixer rain shower, and a freestanding roll-top bath with telephone-style mixer taps. The room also features wood panelling on the lower half of the walls, patterned tiled flooring, a period-style towel radiator, and a double-glazed window overlooking the rear elevation.

### Outside

A low-maintenance, enclosed private south-facing rear garden featuring various outdoor seating areas and a log store. In addition, there are two garden rooms with power. A gate at the back of the garden provides access to the double-width block-paved driveway and double garage.

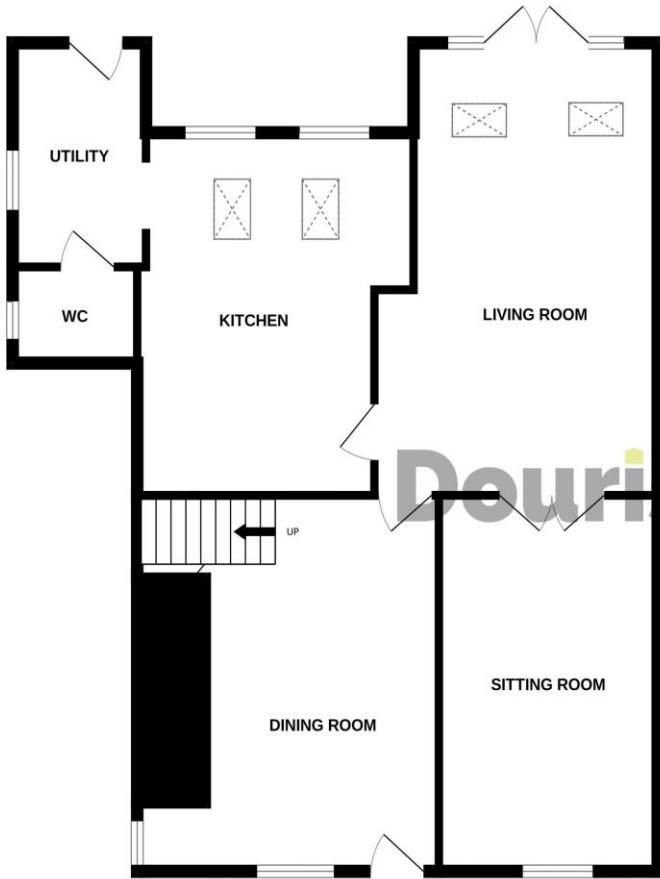
### Double Garage 17' 0" x 17' 1" (5.19m x 5.20m)

A double garage accessible through two up-and-over garage doors, featuring an attached rear workshop and equipped with both power and lighting.



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		Current	Potential
Very energy efficient - Great rating 65-82	A		
60-64	B		
55-59	C		
50-54	D		
45-49	E		
40-44	F	48	
35-39	G		76

Full energy efficient - Higher heating costs  
England & Wales EU Directive 2002/91/EC  
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