



£565,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: E

## Hixon Stafford

Church Road Hixon  
Stafford Staffordshire



Attention all property seekers—this is a rare opportunity you will not want to miss! Presenting this exceptional detached family home, steeped in history and character, located in the highly desirable village of Hixon. This charming property dates back to the 1700s and retains many of its original features, such as exposed oak beams, which beautifully enhance its timeless appeal. As you step inside, you are greeted by a spacious kitchen/dining area featuring a dual-aspect multifuel burner set within an inviting inglenook fireplace. The dining/family room seamlessly extends from the kitchen, showcasing oak beams and oak flooring that exude warmth and elegance. The living room is equally impressive, with exposed oak beams and handmade wooden latch doors, creating a cosy and authentic atmosphere. The ground floor is further complemented by a walk-in pantry with a guest shower room, a utility room, and a cloakroom. Ascending to the first floor, you'll find two separate landings leading to three generously sized bedrooms. The master bedroom is a standout, with beautiful, exposed wood beams, vaulted ceilings and custom-built fitted wardrobes. The first floor also offers a shower room and a bathroom, providing convenience and comfort for the family. Outside, the property boasts a private rear garden and a large driveway, offering ample off-road parking. This character-filled home combines history, charm, and modern living—don't miss out on this unique opportunity. Call us today to arrange your viewing appointment!

- Stunning Fully Renovated Detached Cottage
- Bursting With Original Feature & History
- Superb Open Plan Kitchen With Breakfast Island
- 3 Double Beds, Refitted Bathroom & Shower Room
- Garden & Parking For Numerous Vehicles

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Entrance Porch

Accessed through a double glazed door with double glazed windows surrounding, tiled flooring and glazed door to the:

## Entrance Hall

An open plan entrance hall giving access to the living room and open plan kitchen/dining room.

## Living Room 17' 3" x 14' 2" (5.26m x 4.31m)

A large, spacious living room having original exposed wooden beams, an open dual aspect inglenook having a multi-fuel stove set into exposed brickwork with bricked hearth, staircase to the first floor landing, radiator and double glazed windows to the front and side elevations.



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## **Kitchen** 15' 4" x 14' 0" (4.67m x 4.26m)

A large, bright kitchen/dining room featuring an inglenook with log burning stove set into chimney having exposed brickwork with bricked hearth and original exposed wooden beams. The kitchen space comprises of matching base and eye level units with solid oak work surfaces and an inset single bowl sink unit with chrome mixer tap, space for a double oven, integrated dishwasher, integrated fridge, oak wooden flooring, two double glazed windows to the front elevation, secondary staircase to the first floor landing, fitted breakfast bar, solid oak worktops. The kitchen seamlessly flows into the:



## **Dining/Family Room** 24' 8" x 9' 3" (7.53m x 2.82m)

A beautiful, open, bright space having exposed wooden beams, oak flooring, three radiators, double glazed windows to the front and side elevations and double glazed bi-folding doors to the rear elevation finishing the room, two skylights and vaulted ceiling.



## **Walk-in Pantry** 10' 1" x 5' 8" (3.07m x 1.73m)

Having base units with fitted oak work surfaces, built in fridge freezer, oak wooden flooring and double glazed window to the rear elevation.

## **Inner Lobby/Cloakroom**

Having part exposed oak beam walls, handmade oak latch doors and ceramic tiled flooring.



## **Guest Shower Room** 5' 6" x 7' 3" (1.67m x 2.22m)

Having a white suite comprising of a rain shower set into a cubicle with glazed screen, wash basin and vanity unit with mixer tap and cupboard beneath, low level WC, herringbone effect wood laminate flooring, and double glazed window to the rear elevation.

## **Utility** 9' 9" x 16' 11" (2.97m x 5.16m)

A large, spacious utility having original exposed oak beams set within the walls, fitted base units with wooden worktops and inset stainless steel half bowl sink unit with chrome mixer tap, undercounter space for further appliances, ceramic tiled flooring, radiator, downlights, wood split door leading to the rear elevation and double glazed windows to the rear and side elevations.



## **Landing**

Having original exposed beams set within the brickwork, loft access, handmade latch doors, downlights and a traditional cast iron radiator.





**Bedroom Two** 11' 4" x 12' 0" (3.45m x 3.65m) Restricted head height  
A spacious double bedroom having a radiator and double glazed windows to the front elevation.

**Bedroom Three** 8' 8" x 16' 3" (2.65m x 4.95m)  
A third double bedroom having original exposed beams, radiator and double glazed window to the front elevation.

**Bathroom** 6' 2" x 8' 7" (1.89m x 2.62m)  
Having a white suite comprising of a panelled bath, mains shower over glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap, close coupled WC, part tiled walls, wood oak flooring, chrome towel radiator, part exposed beams and downlights.



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## **Bedroom One** 15' 4" x 13' 0" (4.67m x 3.96m)

A large beautiful master bedroom having handmade triple wardrobes with handmade oak wooden doors, original exposed wood beams, vaulted ceilings, two radiators and two double glazed windows to the front elevation.

## **Secondary Landing**

Having a secondary loft access point, original wooden beams set within the brickwork, oak staircase, original cast iron radiator and storage cupboard with handmade oak wooden doors.

## **Shower Room** 7' 10" x 8' 8" (2.38m x 2.65m)

Having a white suite comprising of a walk in mains shower set into a glazed screen, his and hers sink units set into a built in vanity with industrial style mixer taps, close coupled WC, panelled radiator, downlights, wood effect laminate flooring and double glazed window to the side elevation.

## **Outside - Front**

Approached over a large tarmac driveway providing ample off road parking for several vehicles. The driveway is accessed through a wooden double gate which leads to the rear elevation and also having a side pedestrian gate leading to the rear elevation and decorative planting bed area with shrubs. Secondary bricked stairs lead to entrance porch and having gravelled decorative area to the sides.

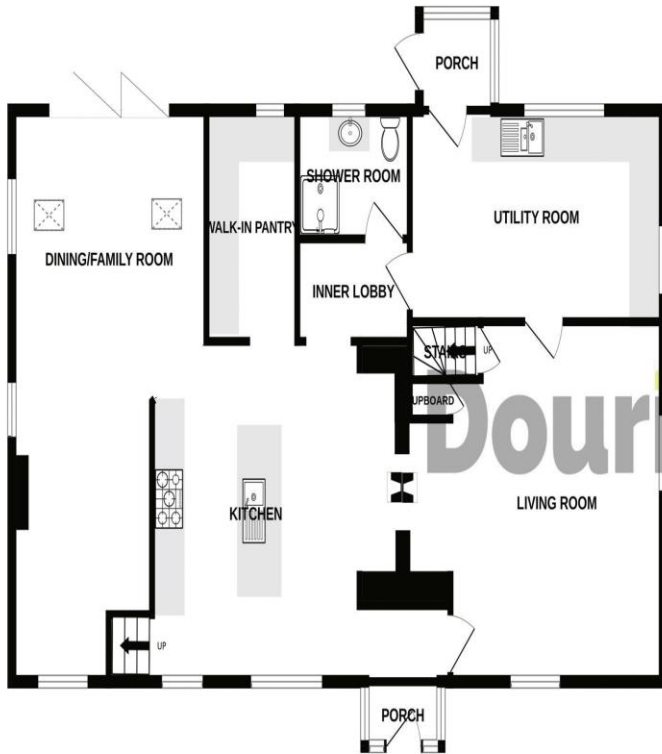
## **Outside - Rear**

Having a stone paved seating area leading onto a lawned garden and rear garden shed. The property is enclosed by fence panelling.

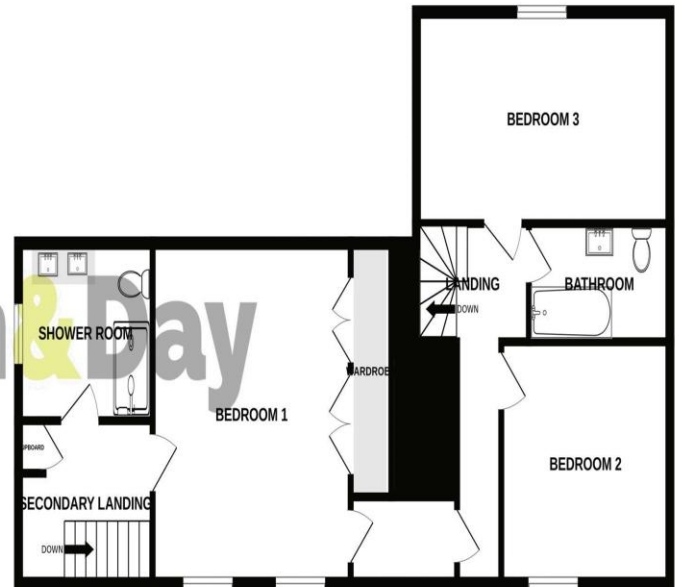




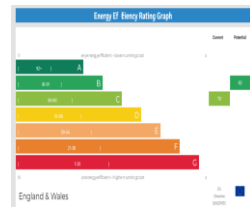
GROUND FLOOR



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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