



Park House
Fair Oak | Eccleshall | Stafford | Staffordshire | ST21 6PW

PARK HOUSE

Park House is a character driven 4-bedroom detached cottage positioned in the hamlet of Fair Oak approximately 5 miles from the popular market town of Eccleshall. Having an elevated position with outstanding countryside views the accommodation includes 3 receptions on the ground floor. The first floor has 4 bedrooms with 3 bathrooms. Outside the grounds are private and child friendly with substantial drive and double garage. In summary a perfect retreat if you like peace and quiet.



GROUND FLOOR

On entering Park House and into the sitting room you immediately appreciate the cosy and character features that are on display including the exposed wooden beams, the fireplace and the exposed wooden flooring of this delightful cottage. A perfect retreat, naturally lit with its neutral décor, the reception rooms are equally cosy and perfect for those winter nights relaxing in front of the fire. As you enter into the farmhouse style kitchen the layout is more open plan which flows naturally into the dining room and maintains its natural feel of light and airiness with windows and French doors to the gardens on both sides. Window seats allow a great spot to enjoy the far-reaching countryside views to the rear and a welcoming corner fireplace is a welcome addition. The dining table is a perfect place to congregate whilst entertaining family or friends which lends itself to easy access through to the gardens via the French doors. The utility/ boot room is a practical room and sits off the kitchen which in turn leads to the downstairs cloakroom and completes the ground floor accommodation.





SELLER INSIGHT

“ This magnificent property stands within its own large acreage of land amidst a spectacular landscape. The historic property, built in the 1600s was gifted to the Bishop of Lichfield and was once a designating hunting lodge. It is now very much a spacious, luxurious, family home in which Damien and Natasha have lived for over two years.

“It was for professional reasons that we were moving into this special area and, coming to view Park House for the first time, we were overwhelmed with its stunning setting; a sensation which continued as we journeyed through its interior. With such beauty combined with potential, we knew this was to be our future home. Park House has been meticulously cared for throughout its history. It has cleverly retained its historic elegance whilst, containing a natural welcoming ambience. High ceilings alongside its sizeable windows ensure that this is a house filled with a wealth of natural light, alongside fabulous outlooks from every window. Beautiful beams and lots of natural wood, together with inglenooks containing wood burning stoves, are among its many joyous delights. Accommodation is generous and highly versatile providing many options for today's living requirements. The hub of the house, as always, is our bright, sunny, kitchen which we have 'tweaked' slightly. It links to a dining space, another room with a wood burner, but also gives access into the garden. Our home has adored welcoming friends and family, whatever the occasion and our guests are always reluctant to leave.”

“Park House sits amidst its large garden and melds in seamlessly with its local environs. It is a wonderful garden in which to relax and enjoy the abundance of visiting wildlife. Sunrises and sunsets here are glorious and, as there is no light pollution, we relish the starry nights.”

“Although beautifully tucked away, everything required is close at hand, including an excellent choice of schools. The quintessential English town of Eccleshall is extremely close by and has many delightful individual shops and boutiques, including an award winning butcher, together with excellent restaurants and pubs. Road and rail links are very convenient and Stafford is where the main line station is located”

“We will miss many things about this wonderful house, not least of which is the balcony in the Master bedroom – a special place on which to enjoy a morning cup of tea whilst enjoying the view. We feel we have been custodians of this amazing property, but it is now time for a new family to experience the joys of living here in such an amazing location.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











FIRST FLOOR

In keeping with the ground floor the first floor has 4 bedrooms all equally naturally lite and having wonderful views over open countryside. The master bedroom has its own en-suite facilities while their isa separate shower room and family bathroom which compliments the remaining bedrooms with a free standing bath a particular feature of the family bathroom.















OUTSIDE

The majority of the rear gardens are laid to lawn with seating areas interspersed throughout as well as a summer house. The gardens are equally impressive to the front and back and offer full privacy and seclusion. There is separate parking area as well as the driveway and double garage with office space above. The boundaries are made up of mature shrubs and enclosed on all sides.





LOCAL AREA

Park House is situated in the hamlet of Fair Oak approximately 5 miles from the market town of Eccleshall. The nearest railway station is either Stone or Stafford offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins.



INFORMATION

Services, Utilities & Property Information

Utilities – Oil fire central heating and septic tank

Mobile Phone Coverage – 4G <https://www.signalchecker.co.uk/>

Broadband Availability – Superfast Broadband Speed is available in the area, with predicted highest available download speed 33 Mbps and highest available upload speed 5 Mbps.

Tenure – Freehold

Local Authority: Stafford Borough Council

Council Tax Band: D

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01889 228080

Website

For more information visit - <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

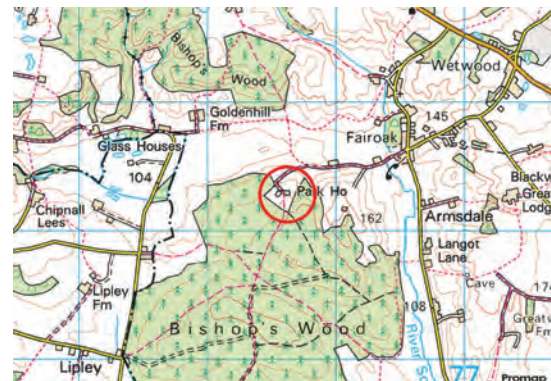
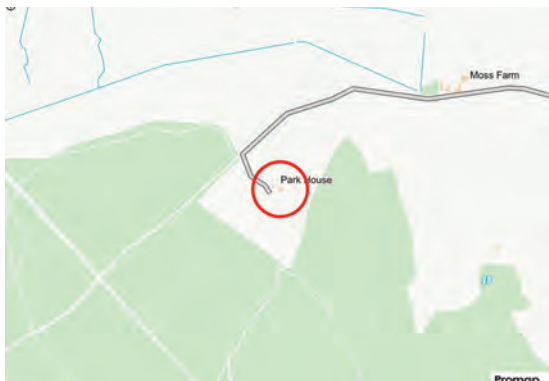
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Monday to Friday - 8.00 am – 8pm pm

Saturday - 9.00 am - 4.30 pm

Sunday – 9.00am-4pm

Offers over £700,000

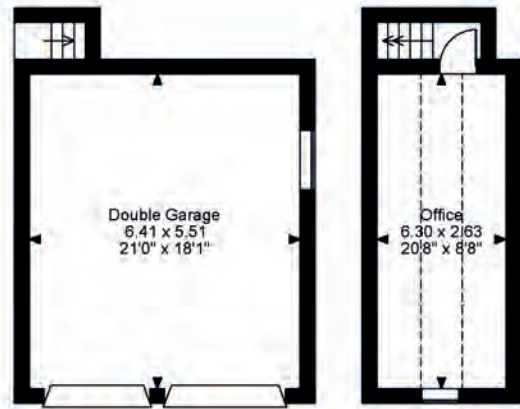
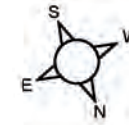


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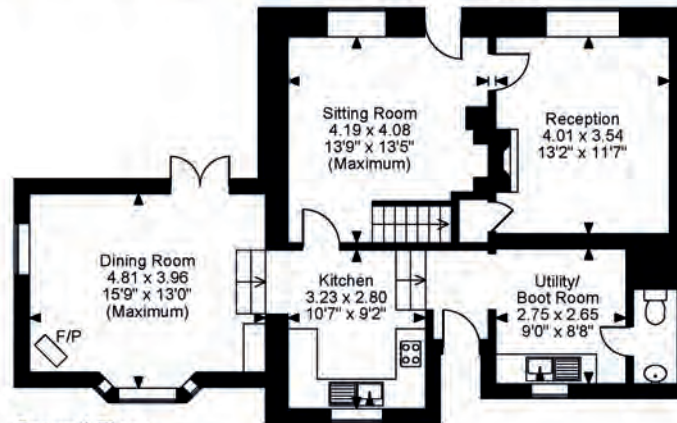
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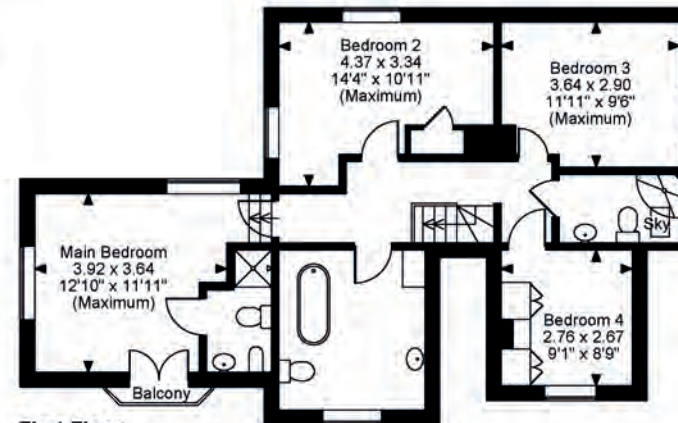
Park House Fair Oak, Eccleshall, Stafford
Approximate Gross Internal Area
Main House = 1571 Sq Ft/146 Sq M
Garage Building = 438 Sq Ft/41 Sq M
Total = 2009 Sq Ft/187 Sq M



Garage First Floor



Ground Floor



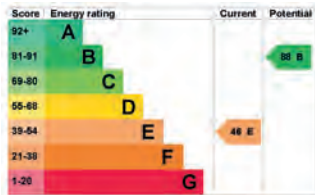
First Floor

FINE & COUNTRY

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The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

Fine & Country Staffordshire

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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