



Trefaldwyn
Acton Trussell | Staffordshire | ST17 0RQ

TREFALD WYN



Trefaldwyn is an imposing four-bedroom Victorian detached residence situated in Acton Trussell, between the county town of Stafford and the market town of Penkridge. A popular village with easy access to the M6, the property has been modernised by the current owners to a high specification and offers versatile accommodation over 2 floors, making this an ideal family home. There are four/six reception rooms, depending on the configuration, with four bedrooms on the first floor and the principal having its own en-suite. A property filled with character features whilst maintaining a modern and contemporary theme throughout. In summary a practical character family home positioned in a popular location.

GROUND FLOOR

On entering Trefaldwyn through the impressive wooden arched front door, you immediately feel the character and high specification finish carried out by the current owners. The exposed wooden floors, window frames as well as the internal doors, are a continuing feature throughout this Victorian home. The entrance hall has Minton tiled flooring and has its own guest WC, before entering the guest lounge which has an ambiance of calm and relaxation. It has featured surroundings including the two fireplaces, exposed beams and a bay window seat. This is an ideal spot to read a book with the window directly behind offering natural light and views over the front garden. This room leads to the library nook, which is cosy and again well lit, an ideal place to relax with a coffee. This room has views to the side garden, has a fireplace and provides access to a storage cupboard. This room gives access to the modern kitchen which comes with all the latest integrated appliances including a SMEG range cooker. This opens up into the breakfast area and in turn a more open plan styling with French doors and windows to both the front and rear gardens, allowing natural light to flood in. Off the breakfast area resides the dining room, which could be used as an office or alternatively a play room with sky lights giving more light into the room. An internal hall of the breakfast area leads to the modern utility room and separate family cloakroom with WC, before leading into the home office. This is substantial in size and perfect for working from home - naturally light with access to the rear garden and the double garage. The family lounge is set off an inner hall from the lobby and compliments the multitude of character features throughout the property. This includes the exposed wooden floors, beamed ceiling and the feature fireplace being the focal point of the room - not forgetting the triple aspect views overlooking the rear gardens. This is a cosy but at the same time spacious room which also allows direct access to the rear garden.

















FIRST FLOOR

The stairs from the inner hall lead to the first floor accommodation and as you would expect, maintains the styling and theme from the ground floor with plentiful character features. There are four bedrooms, all well presented with the principal having its own en-suite. All the bedrooms are light and airy, as is the family shower room which is spacious and modern in design.







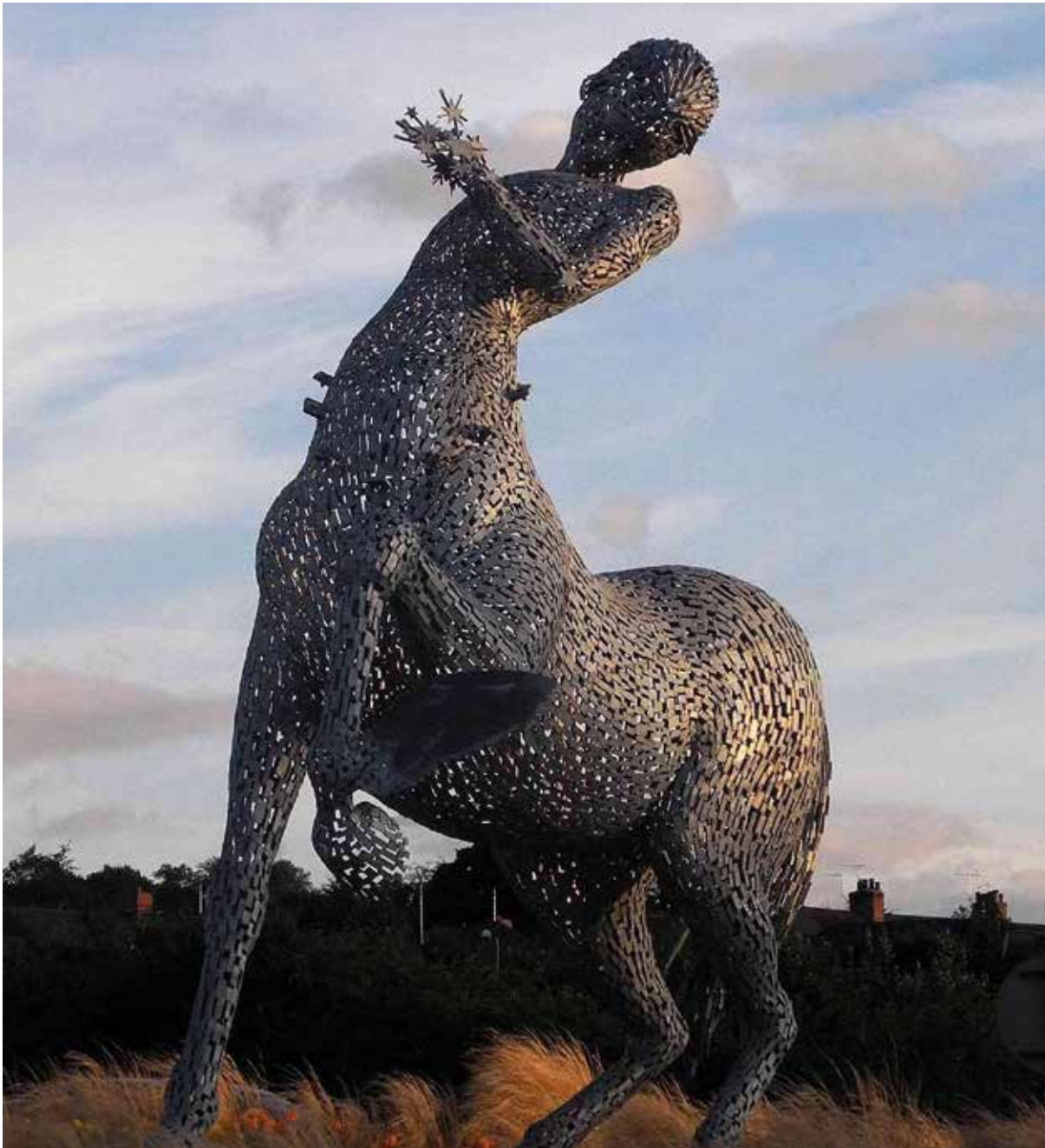


OUTSIDE

The gardens to the rear offer complete privacy and are mainly laid to lawn. There are a number well positioned patio areas throughout the gardens to make the most of the sun throughout the day. Access to the front gives plenty of off-road parking opportunities and leads to the double garage.







LOCAL AREA

Acton Trussell is situated approximately 3 miles north of the market town Penkridge and just over 2 miles from the county town of Stafford. The M6 is 5 mins drive away giving access to the national road networks. The nearest railway station is Stafford or Penkridge offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.





INFORMATION

Services

Mains gas, electricity, water and drainage

Local Authority

Council Tax Band F - South Staffordshire Council

Tenure – Freehold

EPC Rating D

Viewing Arrangements

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

Website

For more information visit www.fineandcountry.com/staffordshire

Opening Hours

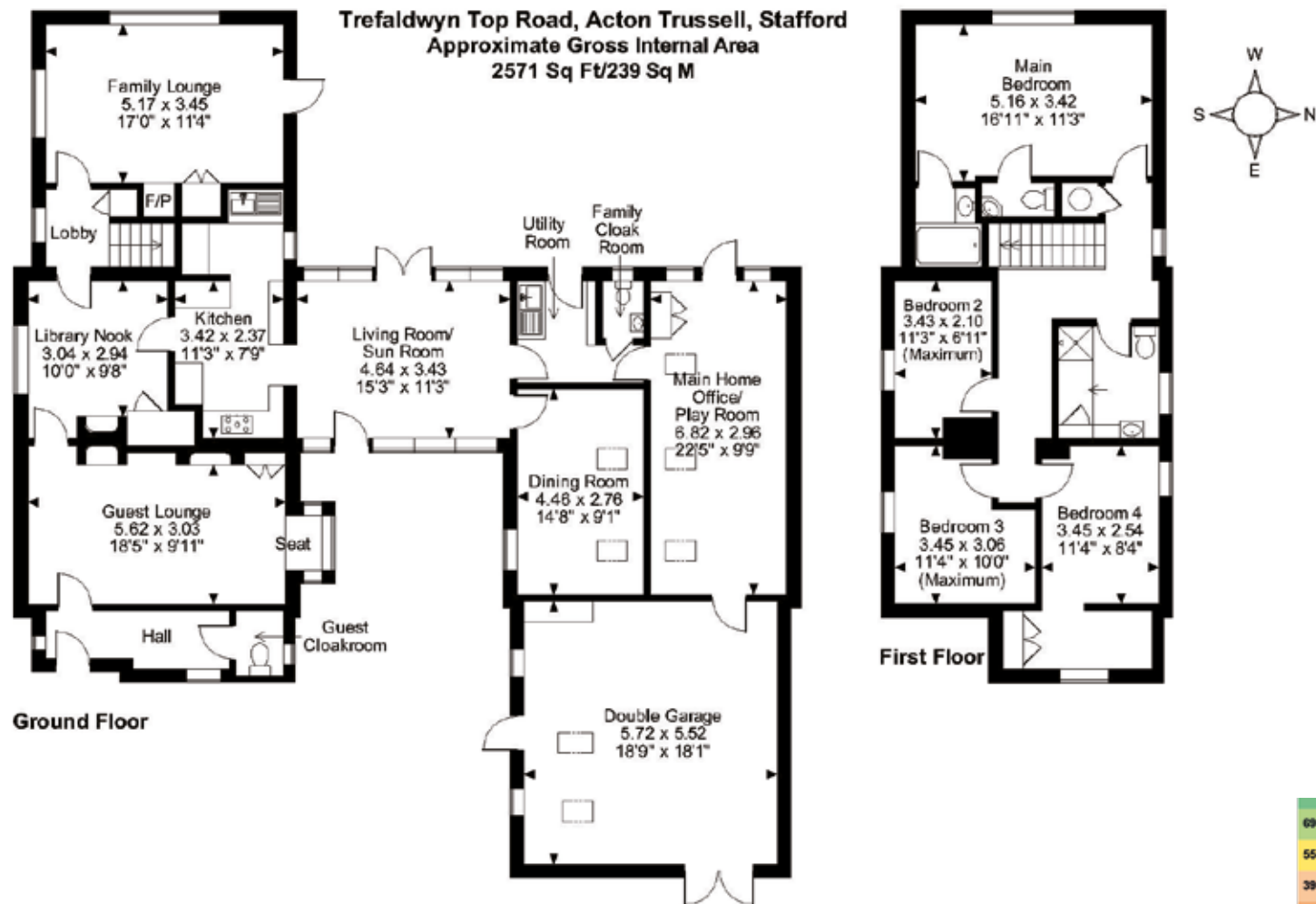
Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am - 4.30 pm
Sunday	10.00am -4pm



Registered in England and Wales.

Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.

copyright © 2023 Fine & Country Ltd.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8544929/JCR



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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
07957 299705
email: karl.rusk@fineandcountry.com

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

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Staffordshire
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB
07957 299705 | karl.rusk@fineandcountry.com

