



Whitgreave Manor Whitgreave Staffordshire



M6 (Junction 14) 4 miles, Stafford 3.8 miles, Eccleshall 5.3 miles, Stone 5.4 miles (all distances are approximate)

Situation

Whitgreave Manor occupies an attractive position amidst gentle rolling countryside close to the hamlet of Whitgreave and the well served village of Great Bridgeford.

Located 3.8 miles from the county town of Stafford and 5.4 miles of the canal town of Stone. The town of Stafford has the benefit of a range of amenities including shops, leisure facilities, pubs and restaurants whilst the thriving town of Stone offers a range of local shops and restaurants. There is a regular Farmers Market, and various events take place such as The Stone Festival in June and Stone Food and Drinks Festival in October.

The property is well placed for access to the regional road network with junctions 13/14 of the M6 being within easy reach and providing a link to the M6 Toll, M42, and M1.

The pretty town of Eccleshall, a former market town, provides a good choice of restaurants, pubs, shops and general amenities.

The area has an abundance of well-regarded state and private schools, with Yarlet School, St. Bede's and St. Dominic's Priory School all within close proximity.

There are excellent rail links, with a rapid service to London Euston from Stafford taking from approximately 1 hour and 20 minutes.





The property

This stunning Victorian property was originally commissioned as a gentleman's residence for a distinguished army officer intent on retiring to the country in style.

As such, the layout of the accommodation was designed with entertaining in mind, with an excellent range of reception rooms and flow to the accommodation.

Since the early 1960's Whitgreave Manor has been a private family home which has latterly incorporated a thriving bed and breakfast business.

The current owners purchased the property in 2010 in a state of disrepair and have extensively remodelled and lovingly refurbished throughout. This splendid manor house is beautifully appointed with much of its character and charm restored and combined with all of the comforts of a large modern family home.

Approached from Whitgreave Lane electrically operated gates set within beautiful stone-built pillars open to a private sweeping drive which leads to the large parking area, ample for several vehicles.

An oversized front door sits within a handsome, open sided storm porch creating an elegant introduction to the house.

The light, bright reception hallway is inviting and beautifully appointed. High ceilings and a stunning stone fireplace add grandeur to this superb entrance. Doors radiate to the inner hall and the large kitchen/breakfast room. There is a useful guest cloak room/WC and a large storage cupboard. There is access to the cellar which is a perfect size for a superb wine store.

From the inner hall the large study/home office is a bright room with light spilling in from a glass panel door out to a south facing terrace, a perfect spot to take a short break from the day. The Victorian wooden fire surround with over mantle is striking and provides a sense of gravitas, as if one is sitting in a ministerial office in Westminster. There is an in-set log burning stove.

The beautiful formal dining room with high ceilings and wonderful stone fire surround has the benefit of a large, walk in bow window with glorious views over the front gardens and water fountain.

Opposite, the sitting/music room enjoys a dual aspect with views to the rear gardens and a door out to the patio. A stone fireplace creates a focal point.





The superb drawing room enjoys a dual aspect, with French doors that can be thrown open to the wonderful sun terrace and gardens beyond. A large walk in bow window also provides plenty of natural light and views to the side gardens. The elegant fireplace creates a lovely focal point and the open fire offers comfort and warmth throughout the colder winter months.

The fabulous kitchen/breakfast room is accessed from the main reception hall and sits at the front of the house. A bank of four windows flood the room with light and provide lovely views of the front gardens. The kitchen is beautifully fitted with a bespoke and comprehensive range of cream floor and wall mounted units, a kitchen befitting this superb manor house, it is both grand and practical. Dark granite work surfaces with mottled mirror splashbacks provide contrast and interest and the large, wooden central island/breakfast bar adds warmth. The kitchen is fitted with a good range of integrated appliances and a fabulous cream Aga sets everything off perfectly.

The breakfast room is comfortable and flows from the kitchen, this is an ideal place for easy relaxation and superbly suited to modern family life. The fabulous log burning stove makes for a very cosy kitchen snug in the colder winter months.

Two sets of double doors flow through to the wonderful orangery/family room. Bi-fold doors open to the sun terrace and invite the gardens indoors. This is the perfect spot for summertime entertaining, alfresco dining and BBQs. A large roof lantern provides interest above and plenty of overhead light.

A small rear hall from the kitchen with a door to the gardens also provides access to the separate utility room with ample space for the larger appliances and a door to the rear gardens.

From here there is also a separate boot room for kicking off muddy winter walking boots and a well fitted wet room with shower, wash hand basin and WC.







Beautifully appointed throughout.





The wonderful surprise from the rear hall is the superb entertainment room. This glorious space fitted with its very own Victorian styled bar has French doors out to the sun terrace and ample space for a billiards, pool or snooker table. This amazing addition to a property already designed with entertaining in mind would be an ideal venue for party guests and the accommodation layout means that the main house can be closed off.

The home gym

Separate to the main house, the well-equipped home gym also has the benefit of a sauna and shower. Keeping fit has never been easier.





Upstairs

From the inner hallway, stairs rise to the first-floor landing area. A picture window over the stairs floods the space with light and frames a wonderful view of one of Whitgreave Manor's many trees. From the landing area four of the six bedrooms can be accessed with a further staircase to the second floor leading to bedrooms five and six.

The principal bedroom suite is a sumptuous space. The dual aspect provides stunning views of the gardens to the front and rear. There is a lovely sitting area enjoying views over the rear gardens and a perfect spot for reading to wind down from the day before bed. The pretty fireplace adds further interest. The beautifully fitted en suite bathroom has a feature, free standing double ended bathtub set in front of a window, perfect for night-time star gazing whilst enjoying a soak in the bath. There is also a separate double walk in shower. The dressing room is of a good size and fitted with a range of storage.

Bedroom two enjoys views of the front garden and fountain. There is ample storage provided by the fitted wardrobe/cupboard unit to one wall and a well fitted en suite bathroom. The claw foot roll top bath sits in front of a window overlooking the front gardens and there is a separate walk in shower and dual wash hand basins.

Bedroom three is an elegant room with two windows overlooking the rear gardens.

Bedroom four also enjoys garden views. From here, a door leads through to a small dressing area with a built-in wardrobe and flows onward to the well fitted en suite shower room. A door, also from the dressing room/hallway leads through to the sitting room of self-contained Flat 1.

A further staircase from the first-floor landing area rises to the second floor. Bedrooms five and six are both of a lovely size and both enjoy garden views. A well fitted shower room sits between both bedrooms and serves them both.





Excellent bedroom accommodation.



Flat one

Independently accessed from the rear staircase leading up from the entertainment wing of the main house. Flat one is superbly fitted with an open plan kitchen/sitting room and two double bedrooms, both of the bedrooms have en suite shower rooms.

Flat two

Also independently accessed from the rear staircase leading up from the entertainment wing of the main house. Flat two is located to the opposite side of the small landing area. Equally well appointed with an open plan kitchen/sitting room this flat has the benefit of one double bedroom with a well-appointed en suite shower room.

The self-contained living space at Whitgreave Manor makes this property perfect for larger families looking for the option of multi-generation living.





Outbuildings

There is an extensive range of outbuildings arranged to the rear with an adjoining brick and tile workshop building forming part of the main courtyard, while a walled area flanked by a larger former cart lodge forms a secondary/part enclosed lawned courtyard.

Gardens and grounds

The gardens and grounds provide a mature and magical setting to the house. There are extensive lawns to the front with a raised parking area and a secondary drive leading to the road. The front gardens are flanked by mature yew, beech, sweet chestnut and maple trees.

To the rear, there are lawned areas with mature pines and holly together with a variety of fruit trees. Some of the trees do have preservation orders.

There is a lovely wildlife pond and paddock which could be used for keeping sheep or a pony.

Services

Mains electricity, water and gas are connected. Private drainage.

Local Authority

Stafford Borough Council: 01785 619000

Band: H

Agent's notes

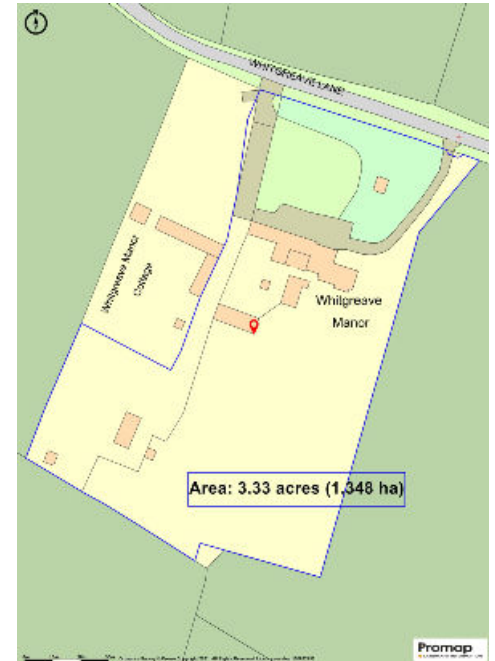
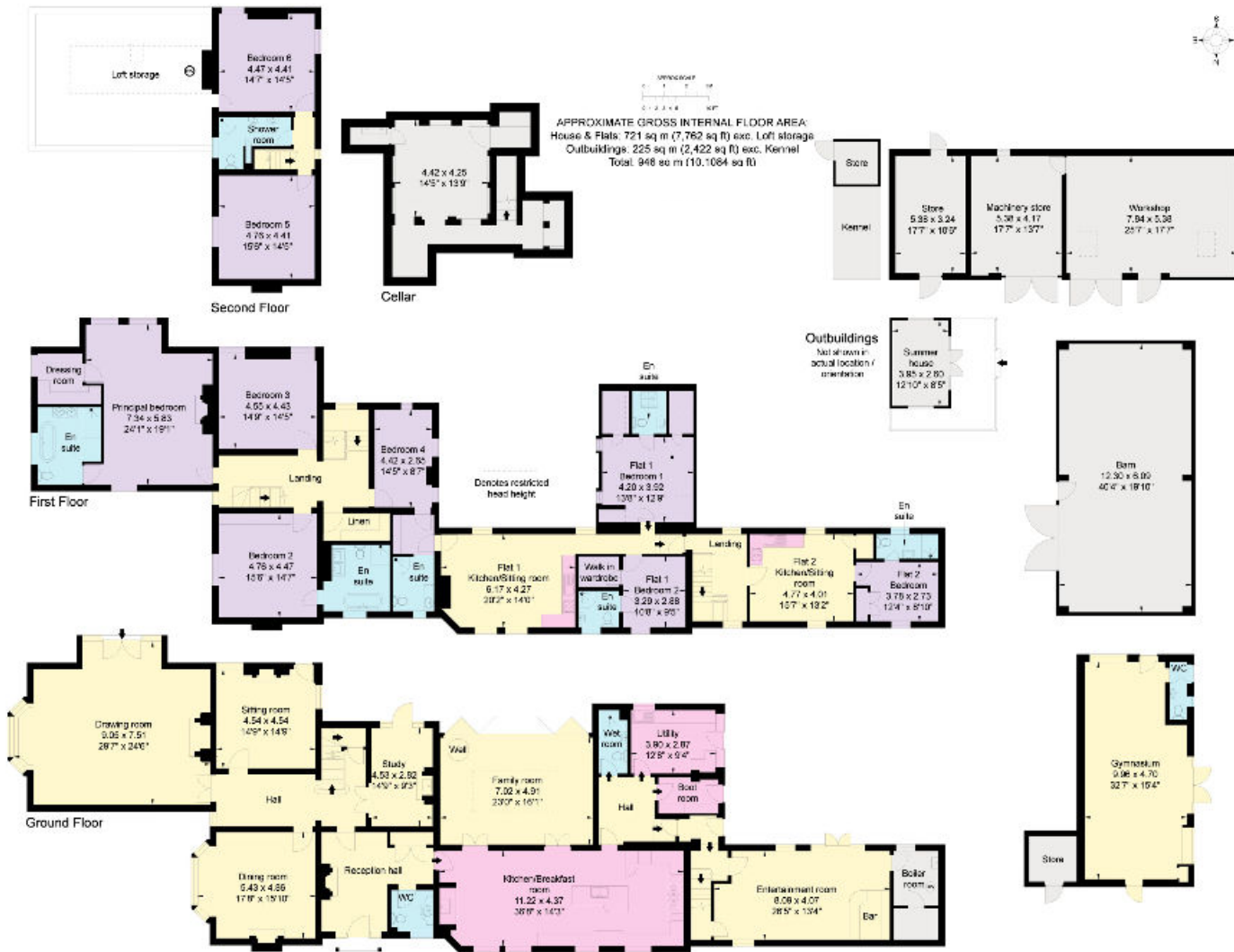
Japanese knotweed was detected and has been treated. The treatment plan ended May 2017.

The Cottage, next door has access over a small part of the drive beside the lane.









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I would be delighted to tell you more.

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