



LICHFIELD HOUSE, WATER EATON LANE, GAILEY

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WATER EATON LANE, GAILEY, STAFFORD, ST19 5QB

FOR SALE

£925,000

Ground Floor



Front Hallway

Enter the property via a timber/glazed front door and having a ceiling light point and ceiling spotlights, tiled flooring, a traditional central heating radiator, a spindle stairway leading to the first floor, an opening to the rear hallway and doors opening to the lounge, the reception room/bedroom and the cellar.

Rear Hallway

Having a timber/glazed door to the rear aspect, a traditional central heating radiator, a ceiling light point and ceiling spotlights, tiled flooring and doors opening to the dining room, the snug and the downstairs WC.

Lounge

13' 11" x 15' 4" (4.24m x 4.67m)

Having a window to the front aspect, wall lighting, a traditional central heating radiator, carpeted flooring, a freestanding electric log effect fireplace stove with a fireplace surround, a television aerial point and a door opening to the hallway.

Dining Room

9' 10" x 15' 4" (2.99m x 4.67m)

Having two windows to the rear aspect, ceiling spotlights, two traditional central heating radiators, carpeted flooring, an open chimney breast which has lighting and an opening to the lounge which is decoratively paneled.

Reception Room/Bedroom

14' 1" x 11' 11" (4.29m x 3.63m)

Having two windows one to the front aspect and one to the side aspect, wall lighting, a traditional central heating radiator, carpeted flooring and an open fire.

Snug

14' 8" x 11' 0" (4.47m x 3.35m)

Having three windows to the side aspects, wall lighting, decorative wooden ceiling beams, a bread oven, a traditional central heating radiator, solid wooden flooring, an open fireplace with a cast iron multi-fuel stove installed and a door opening to the kitchen/breakfast room.

Kitchen/Breakfast Room

14' 10" x 22' 5" (4.52m x 6.83m)

Being fitted with a range of wall, base and drawer units with concrete work surface over and having two windows one to the side aspect and one to the rear aspect, ceiling light points installed on an aluminum track throughout the kitchen, decorative wooden ceiling beams, a freestanding stainless steel double bowl sink cabinet with a mixer tap fitted, a central island which has storage and a stainless steel sink with a mixer tap fitted, a gas stainless steel range oven which has a six burner hob, a stainless steel chimney style extraction unit, space for an American style fridge/freezer, an integrated dishwasher, concrete flooring with underfloor heating, tiled splashbacks, a door opening to the utility room, French doors to the front aspect opening to the grounds and a spiral staircase which leads to the first floor.

Utility room

Having a window to the side aspect, a ceiling light point, a traditional central heating radiator, a Belfast sink, plumbing for a washing machine, concrete flooring, a door opening to a storage cupboard and a door to the side aspect opening to the grounds.

Downstairs WC

Having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a traditional central heating radiator a WC, a wash hand basin and tiled flooring.



First Floor

Office/Study

16' 4" x 23' 6" (4.97m x 7.16m)

Having several windows to the front, side and rear aspects, two ceiling light points, two traditional central heating radiators, solid wooden flooring, decorative wooden beams and a door leading to bedroom three.

Landing

Having a window to the front aspect, ceiling spotlights, a traditional central heating radiator, carpeted flooring, a spindle stairway to the second floor and doors to the shower room and bedrooms one, two and three.

Bedroom One

14' 0" x 15' 5" (4.26m x 4.70m)

Having two windows to one the front aspect and one to the side aspect, ceiling spotlights, two traditional central heating radiators, a feature fireplace, carpeted flooring and a door to the en-suite bathroom.

En-suite Bathroom

Having a window to the rear aspect, ceiling spotlights, a traditional central heating radiator, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, tiled flooring, an extraction unit, decorative wooden beams, storage fitted with opaque glass sliding doors, a large walk-in shower with a thermostatic shower installed and a freestanding bath with a floor-mounted mixer tap fitted.

Bedroom Two

14' 3" x 12' 0" (4.34m x 3.65m)

Having a window to the front aspect, two ceiling light points, a traditional central heating radiator, a feature fireplace and carpeted flooring.

Bedroom Three

14' 8" x 11' 0" (4.47m x 3.35m)

Having two windows to the side aspect, a ceiling light point, two traditional central heating radiators, solid wood flooring and doors to a storage cupboard and the office/study.

Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a chrome finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, tiled flooring, an extraction unit and a built-in shower cubicle with a thermostatic shower installed.

Second Floor

Landing

Having a Velux style window to the rear aspect, ceiling spotlights, a traditional central heating radiator, carpeted flooring and doors to a storage cupboard and bedrooms four and five.

Bedroom Four

14' 2" x 15' 5" max (4.31m x 4.70m max)

Having a window to the side aspect, ceiling spotlight, a central heating radiator, decorative wooden beams, carpeted flooring and a door to the en-suite shower room.

En-suite Shower Room

Having ceiling spotlights, a chrome finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, tiled walls, tiled flooring and a shower cubicle with an electric shower installed.

Bedroom Five

14' 2" x 11' 10" (4.31m x 3.60m)

Having two windows to the side aspect and a Velux style window to the front aspect, ceiling spotlights, a central heating radiator, carpeted flooring and a feature fireplace.



Outside

The property is set within approximately 1.2 acres*. Being mainly lawn but having a pond, various mature trees and a large entertaining patio. There is parking for several vehicles and, as the property is located in such a private, rural location, the views are spectacular!

*Caley & Kulin Limited have not verified the acreage so cannot guarantee this information to be accurate.











* A beautiful Grade II listed Georgian residence located near Penkridge and set within approximately 1.2 acres *

Acreege not verified



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

View this property online candk.co.uk

Council Tax Band: G

EPC Rating: N/A

Tenure: Freehold

Version: CK1212/001



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