



## BROOK HOUSE, 1 AUDMORE ROAD

Gnosall, Stafford, ST20 0HA



# AN ENCHANTING REFURBISHED GEORGIAN VILLAGE HOUSE

Set at the historic heart of Gnosall, Brook House is a most attractive three storey Georgian residence which has been carefully updated, extended and modernised during the current owners tenure.



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EPC

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Local Authority: Stafford Borough Council

Council Tax band: F

Tenure: Freehold

Services: Mains electricity, water and gas.

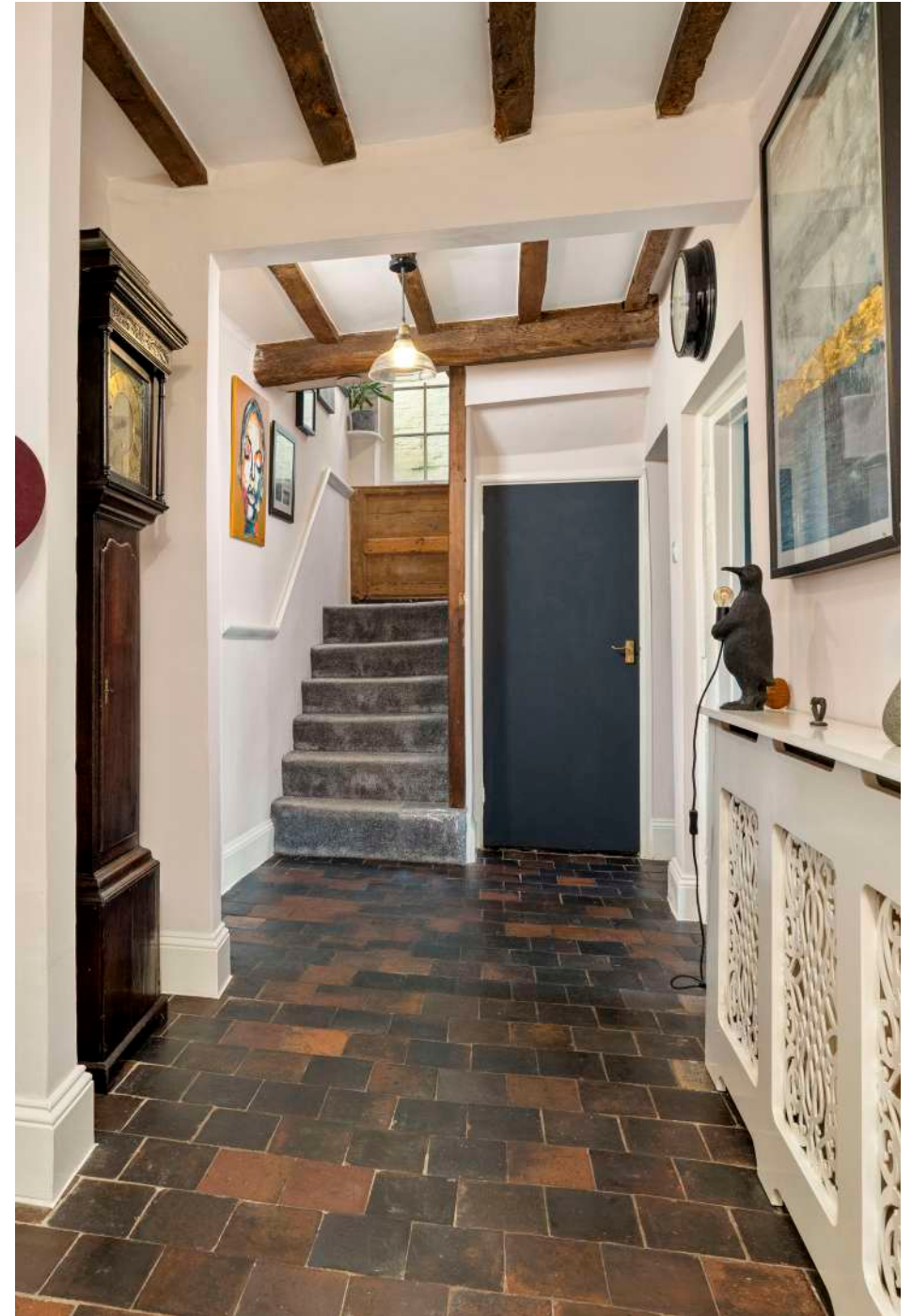
Agents Notes: The property is located within Gnosall conservation area.

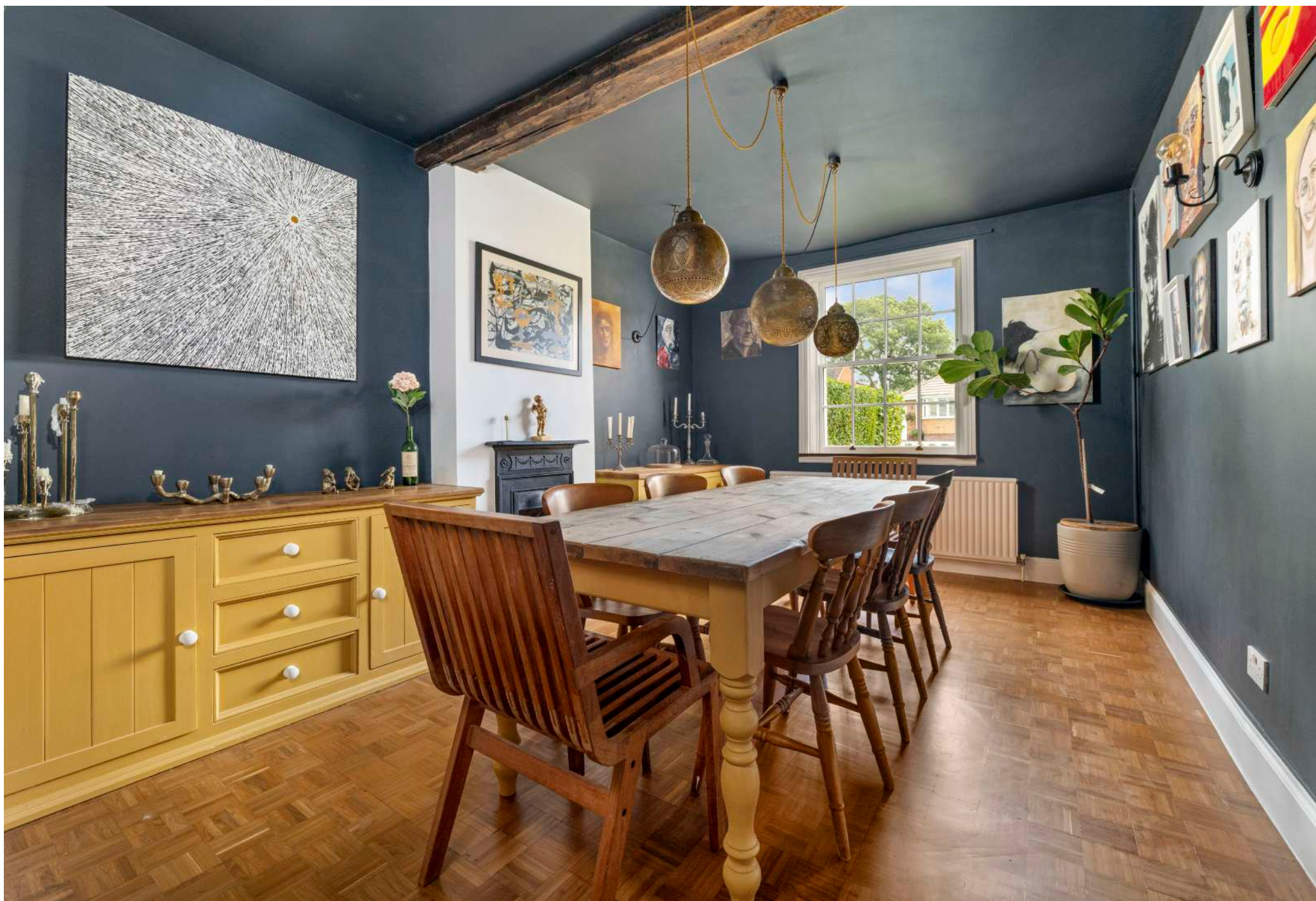
Offers in excess of: £850,000



## BROOK HOUSE, 1 AUDMORE ROAD

In the historic heart of Gnosall, Brook House is a most attractive three-storey Georgian residence that has been lovingly restored, updated, extended, and modernised to create a beautifully curated home, which has been recently enhanced further by the installation of solid wood sash windows that embrace the home's heritage. Adding a rear extension has enhanced the property further and incorporate bespoke, handmade solid wood kitchen and breakfast room that blends timeless craftsmanship with modern convenience. Despite these modernisations, Brook House retains its period charm and character features, including exposed ceiling and wall beams, twelve-pane sash windows, high ceilings, deep skirting boards, and original doors — all contributing to the home's elegant and authentic Georgian atmosphere.









# THE PROPERTY

Entered via a wide front door, the entrance hall runs through the centre of the house, is complete with quarry tiles and offers access to all ground floor accommodation, including the handy guest WC and cellar. The sitting room is of vast proportions and includes an inglenook fireplace with wood burner inset, while the room is flooded with natural light via two large sash windows. Adjacent to the sitting room is the spacious dining room which provides plenty of space for entertaining and includes a cast iron fireplace which makes a superb focal point. Flowing off the rear of the entrance hall is the remodelled and extended kitchen breakfast room. Centred around an original chimney with exposed brickwork and beam, there is a range of bespoke painted cabinetry set beneath a quartz worksurface. There is space for a range style cooker and American fridge freezer as well as a very useful pantry / utility. The kitchen is open plan through to the breakfast room which includes a central island with a breakfast bar and double doors onto the terrace. Off the kitchen is the boot room which provides a great area for coats and shoes with doors to outside.







## UPSTAIRS

The original staircase rises to the first-floor landing. The principal bedroom is of epic proportions and offers delightful views across the village. There is a contemporary en suite and plenty of space for wardrobes. There is a further double bedroom at first floor level which includes attractive panelling while the rear of the first floor is occupied by the family bathroom. Stairs rise again to the second-floor landing, where a further three double bedrooms can be found as well as a shower room.

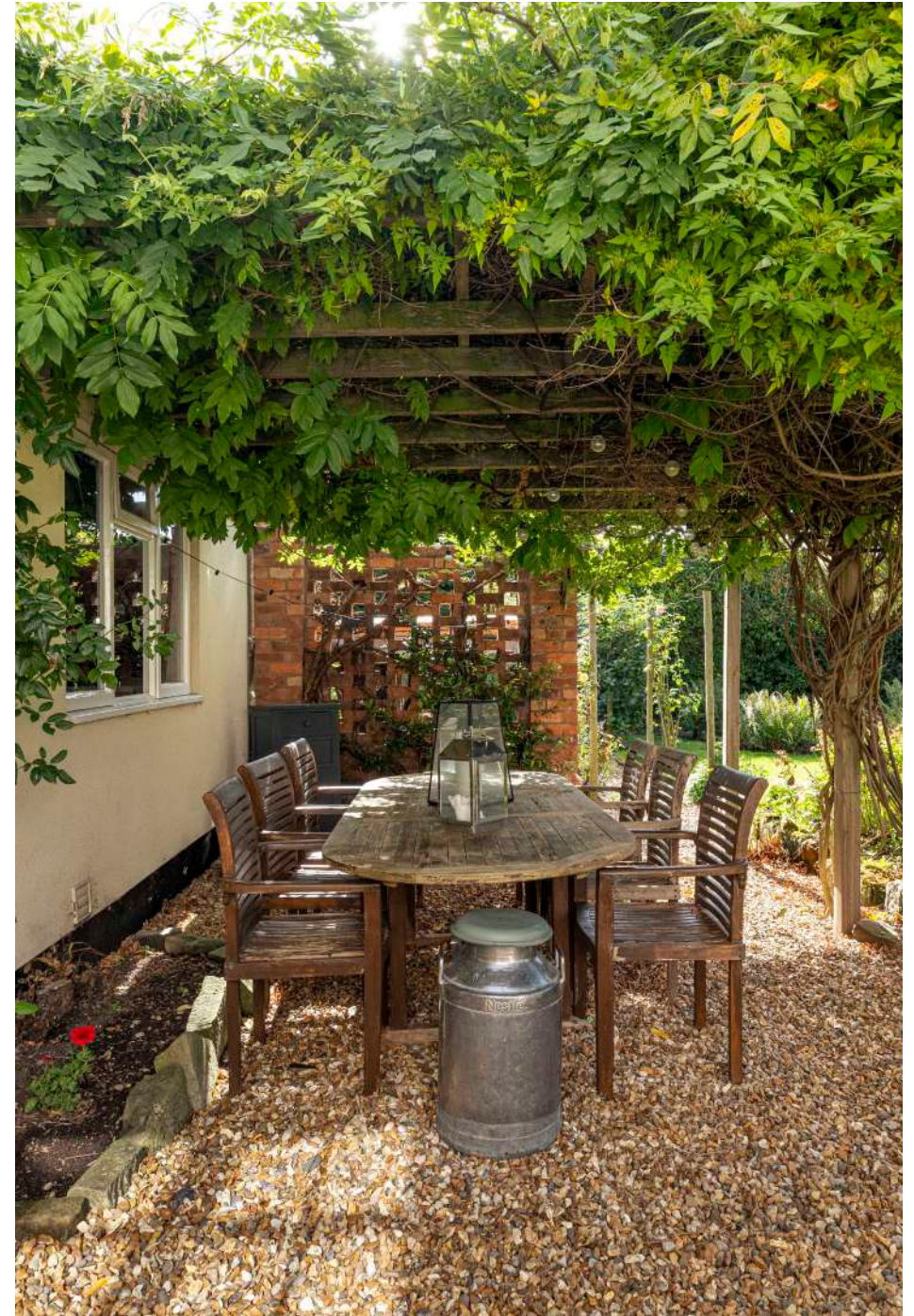




## OUTBUILDINGS AND GROUNDS

A spacious gravelled driveway provides ample parking for several vehicles and leads to a detached double garage, with loft storage. The garage has been converted into a gym, offering a versatile space for fitness or hobbies. Adjacent to the driveway is a charming front garden. The private rear garden is a beautifully landscaped west-facing haven, enclosed by high walls and established trees that offer both privacy and charm. A cedar-shingled gazebo, shelters a spacious decked area complete with electricity—perfect for outdoor entertaining.

The garden has richly stocked borders filled with mature shrubs. A gravelled path leads to the two sheds, a greenhouse, and a productive vegetable garden with raised beds. Fruit lovers will appreciate the variety of produce, with redcurrants, blackcurrants, gooseberries, raspberries, and both eating and cooking apples.







## LOCATION

Brook House is located in Audmore, the historic conversation area within the pretty Staffordshire village of Gnosall. The village has a thriving community and offers many local amenities to include a primary school, two nurseries, two village halls, shops, restaurants, 4 public houses, hairdressers, launderette, doctor's surgery, a post office and two dental practices. Gnosall lies on the A518 and a main attraction is the Shropshire Union Canal, a conservation area, where pleasant walks can be enjoyed along the canal towpath. The church of St Lawrence also serves the community offering a place of worship and offering a diary of events to enjoy. There are regular bus services to Newport, Telford and Stafford. Gnosall sits almost equidistant between Stafford and Newport, both offering a wider range of amenities including large supermarkets, a plethora of leisure and hospitality facilities as well as a wider range of retail amenities.





Brook House is well placed for the commuter with both Junction 13 and 14 of the M6 within commutable distance, providing efficient access to Manchester and Birmingham via road. Main line rail services run from Stafford station to London Euston in approx. 1 hour and 17 minutes, whilst there are also frequent services to Manchester and Birmingham. Birmingham and East Midlands airport are within easy reach.

There is an excellent range of schooling within the area including Yarlet School, St Dominic's Priory in Stone, Stafford Grammar School and Wrekin College in Wellington. Gnosall St Lawrence School is situated within the village.





**Brook House, Gnosall**  
**Approximate Gross Internal Area**  
**Main House = 275 sq.m/2964 sq.ft**  
**Garage = 42 sq.m/451 sq.ft**  
**Total = 317 sq.m/3415 sq.ft**

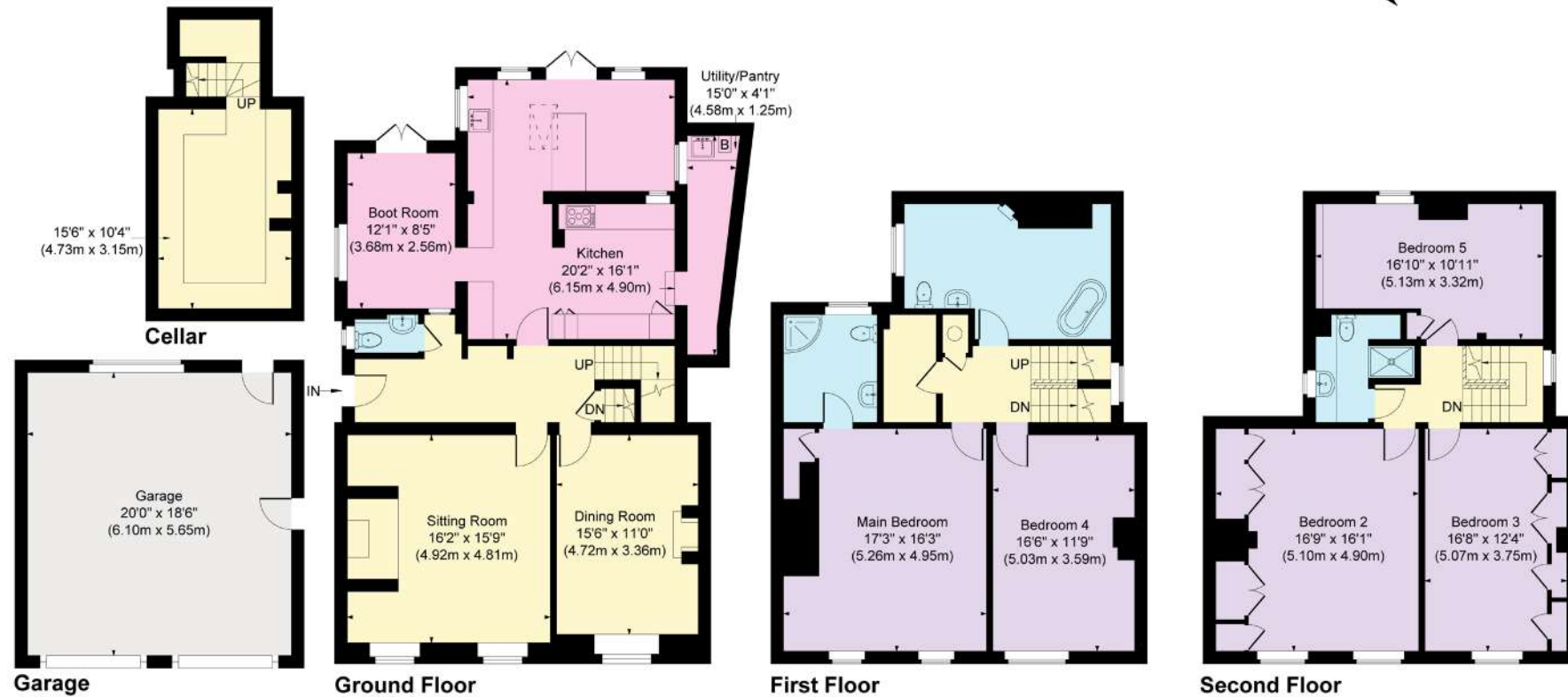
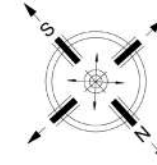


Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted  
to tell you more.

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