



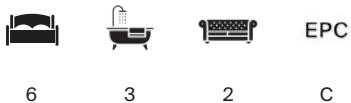
KEEPERS COTTAGE, GRANGE ROAD

Knightley, ST20 0JX



AN EXTENDED AND REFURBISHED COUNTRY HOME

An extended, remodelled and refurbished country home with outbuildings and two annexes, set in approx. 1.35 acres.



Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water. LPG central heating and private drainage.

Offers in excess of: £1,500,000



KEEPERS COTTAGE, GRANGE ROAD

Keepers Cottage is an outstanding country home which has been extensively refurbished, remodelled and reconfigured to create a highly versatile property offering over 4,500 sq. ft of living accommodation.

Once a cottage on Lord Lichfield's Ranton Estate, Keepers Cottage has been transformed by the current owners to offer an incredibly versatile multi-generational home, with up to two annexes as well as the main house. Each part of the property has been finished to exacting standards and enjoys delightful rural views over the surrounding fields.









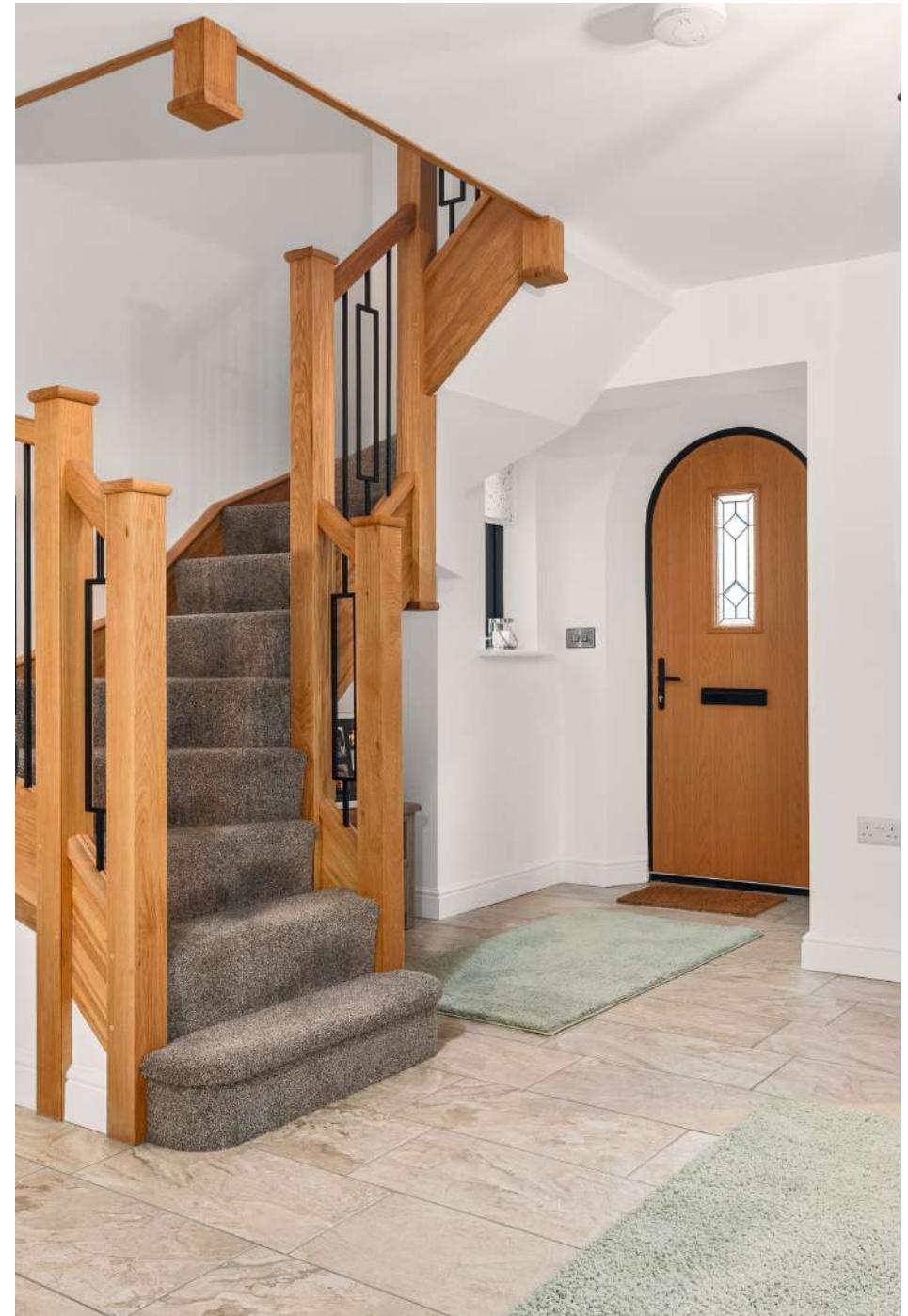
THE PROPERTY

An open porch leads to the front door, which in turn opens to the spacious entrance hall. Off one side of the entrance hall is a dual aspect study and a generous snug, which includes an inglenook fireplace.

The heart of the main house is the expansive open-plan kitchen and dining area. A well-executed contemporary space with bespoke painted cabinetry set beneath a quartz work surface. There is a range of integrated appliances while multiple windows allow natural light to flood the room, capturing views of the surrounding gardens and countryside. There is a useful utility room, rear hall, plant room and guest WC off the kitchen.

Just beyond the kitchen lies the sitting room which includes a glass lantern and outstanding dual aspect views, as well as plenty of space for seating.

Stairs rise from the entrance hall to the first-floor landing.







UPSTAIRS

The first-floor features four double bedrooms, each with vaulted ceilings and excellent views. The principal suite includes a contemporary en suite shower room.

The three further double bedrooms enjoy generous proportions and countryside outlooks. A beautifully finished family bathroom includes a bath and separate shower.

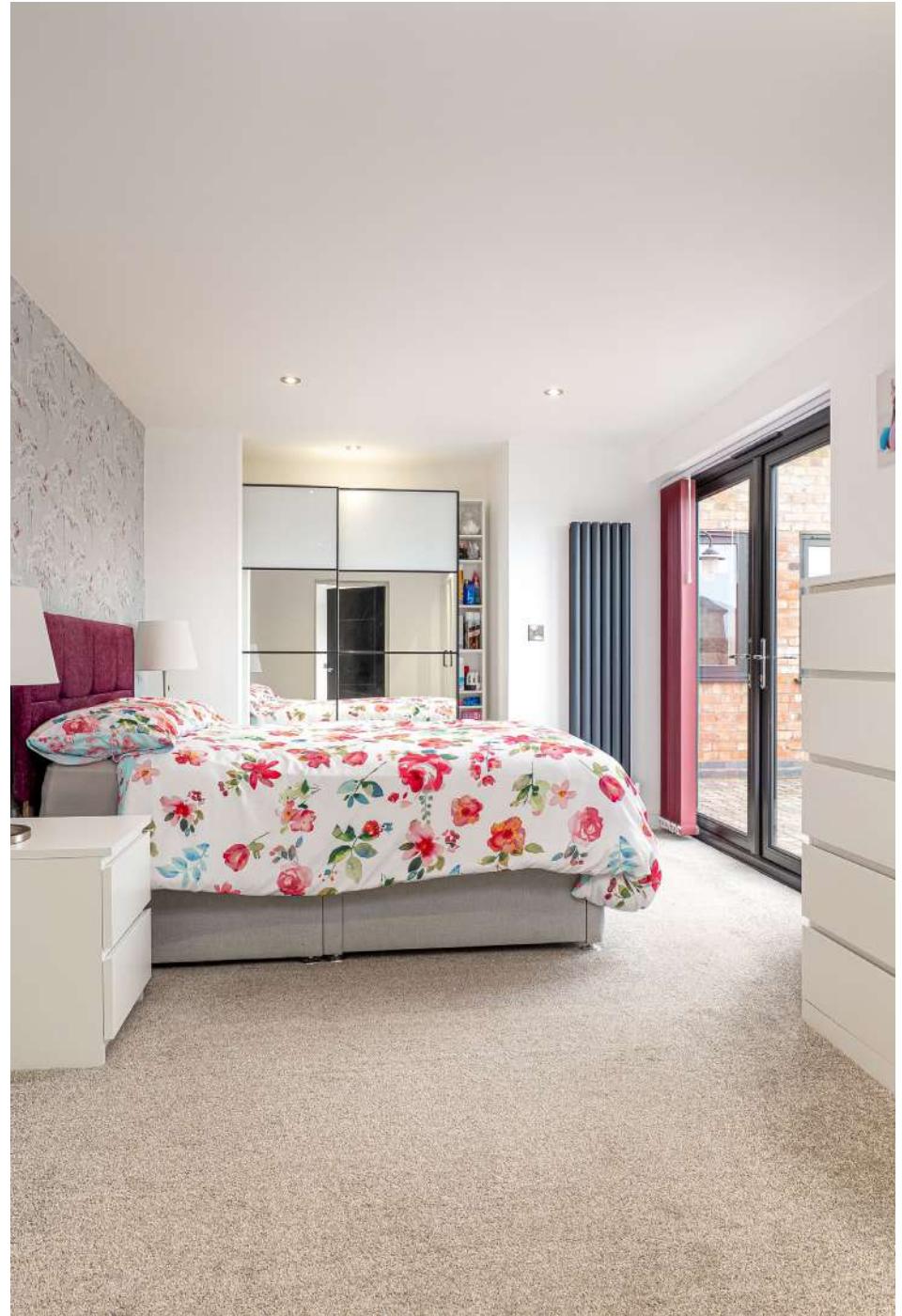




ANNEXE ACCOMMODATION

The epitome of versatility, Keepers Cottage has been thoughtfully extended to include the addition of up to two separate annexes, both of which are accessible from the main house meaning Keepers Cottage could also be used as one vast home. Accessible off the main drive area is a three-bedroom annexe which has been fully remodelled and refurbished to include open plan kitchen living area, three first floor bedrooms (one with en suite) and a family bathroom.

A further annexe can be accessed independently off the rear drive and offers open plan kitchen living area, principal bedroom with full wet room and a further bedroom with en suite shower room. All in all, Keepers Cottage can offer a principal house with four generous bedrooms, a three-bedroom annexe and a two bedrooms annexe or alternatively one large country home with up to nine bedrooms.







OUTBUILDINGS AND GROUNDS

Keepers Cottage enjoys an outstanding setting abutting both Grange Road and Riley Lane. There is a driveway from each side, one leading to a large parking area which in turn provides access to the front door of the main house as well as the larger of the two annexes. A secondary driveway leading from Grange Road opens to a vast gravelled parking area which leads to a substantial detached outbuilding extending to over 2,800 sq. ft. The outbuilding offers stabling, garden storage and garaging as well as first floor storage. The outbuilding could offer additional living accommodation or a separate dwelling (subject to the necessary consents). Surrounding Keepers Cottage are various terraces which offer plenty of space for outdoor entertaining, while enjoying views across the gardens and rolling countryside beyond. All in all, the plot totals approx. 1.35 acres.

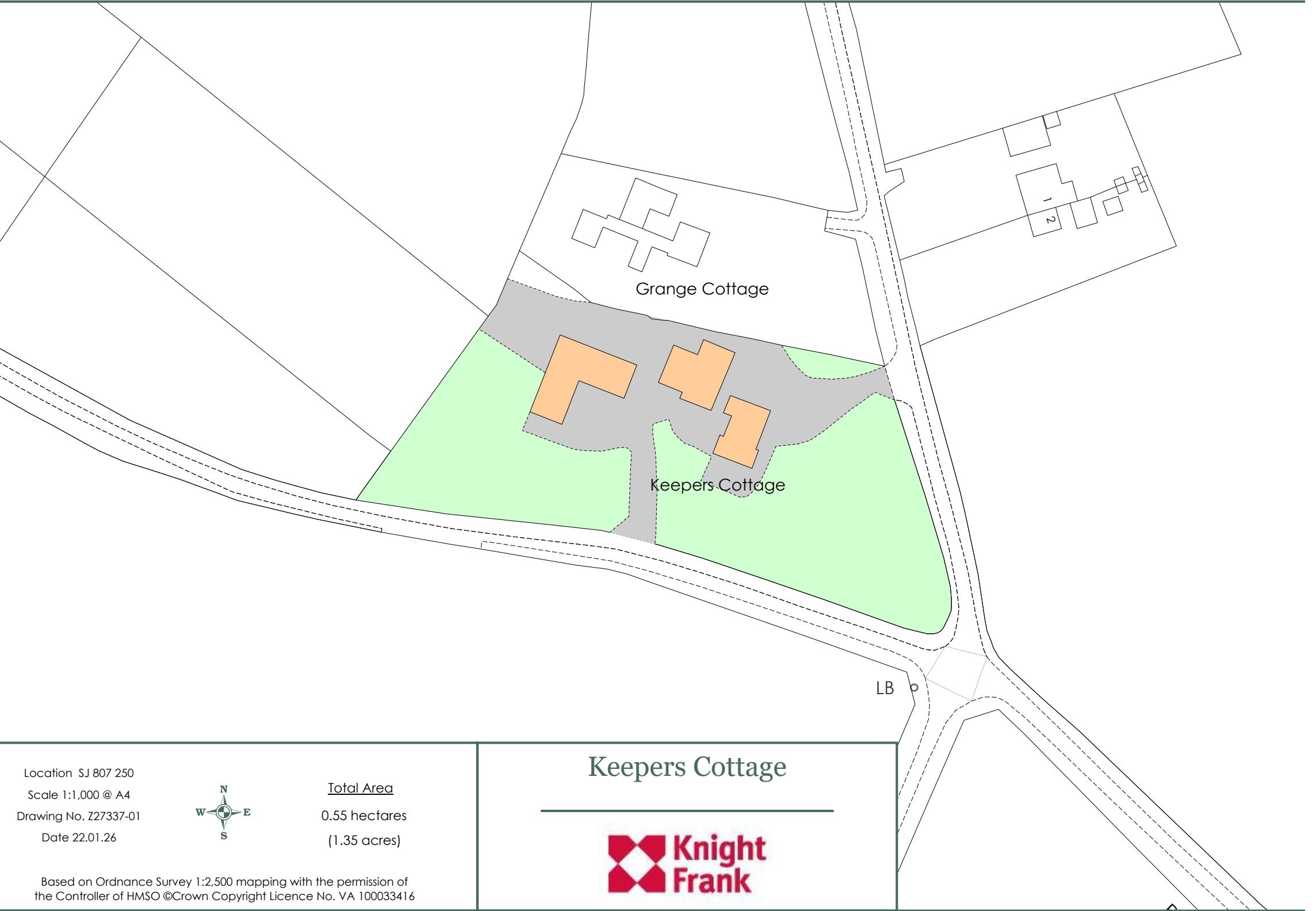




LOCATION

Keepers Cottage is situated about four miles from the market town of Eccleshall in the rural farming hamlet of Knightley. Eccleshall provides a superb range of amenities including a large convenience store, doctors, dentists, optician, post office, restaurants, public houses, a number of independent boutiques and sports clubs. The market town is extremely popular and was recently voted one of the top fifty places to live by the Sunday Times. Found at just under 3 miles away, the smaller centre of Gnosall offers convenience retail and a medical centre as well as several takeaways and eateries. The property is also located a short distance away from the larger centre of Stafford which provides a wider range of amenities as well as access to Junction 14 of the M6 (8.5 miles) and an intercity train station which gives access to London Euston in just over one hour and twenty minutes. There is an excellent range of schooling within the area including Yarlet, Stafford Grammar, Newcastle-under-Lyme School, and St Dominic's Stone.





Keepers Cottage, Knightly

Approximate Gross Internal Area

Main House = 226 sq.m/2433 sq.ft

Annexe 1 = 143 sq.m/1542 sq.ft

Annexe 2 = 59 sq.m/635 sq.ft

Outbuilding = 269 sq.m/2892 sq.ft

Garage = 44 sq.m/479 sq.ft

Total = 741 sq.m/7981 sq.ft



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

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We would be delighted
to tell you more.

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Your partners in property

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