



High Street,  
£290,000



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Pegs Cottage, , High Street, Eccleshall, Stafford  
£290,000

\*\*\*\*\* REDUCED FOR A SPEEDY SALE

\*\*\*\*\* STUNNING CHARACTER PROPERTY!  
EXCELLENT HIGH STREET LOCATION!

Absolutely stunning character property located in the Heart of the picturesque market town of Eccleshall. Bursting with rustic charm throughout, this fabulous cottage, built in the seventeenth century is an absolute must see. You will be blown away with the fantastic rear garden, first floor sun room with adjoining roof top terrace, generously sized master bedroom, modern yet well appointed kitchen and beautiful reception rooms with stunning features such as solid Oak floors, exposed wood beams, open fire and multi-fuel burner. Located in the heart of Eccleshall High Street you find yourself walking distance away from all of the local amenities including shops, pubs and much more. Not only that but the property is within 15 minutes of Stafford, Market Drayton and Newcastle under Lyme. Trust me - you are not going to want to miss this little gem, so contact us today to arrange a viewing. EPC Grade = D

## GROUND FLOOR

### ENTRANCE HALL/DINING ROOM

3.71m x 3.00m (12'2" x 9'10")

Entered through a secure wood door with obscure glass panels into a charming reception hall / dining area with beautiful tiled floor, exposed wood beams, oak staircase leading to the first floor accommodation, double wood doors leading into the lounge. There is space for a dining table, exposed brickwork and good size opening through to the kitchen area with lovely multi-fuel burner resting on a tiled hearth.

### KITCHEN

3.71m x 3.58m (12'2" x 11'9")

Brimming with cottage character, this charming kitchen has base level units with wooden work surfaces, Range style double cooker with five ring hob, tiled flooring, two skylights along with side facing window letting in a lot of natural light. Part tiled splash back and breakfast seating area.

### UTILITY AREA

2.51m x 1.73m (8'3" x 5'8")

Where the Belfast style sink and drainer are situated along with further base units. Another side facing window and rear patio door leading to the garden.

### WET ROOM / WC

Perfect for gardeners, children and dogs as this cloakroom is also a wet room with shower, WC and wash hand basin.

### LOUNGE

4.32m x 3.71m (14'2" x 12'2")

Definitely a favourite room, this stunning reception room is brimming with character. A spacious room that keeps that lovely cosy feel with its solid Oak flooring, gorgeous open fire and tiled hearth with wood mantle over, adorable front facing bay window and stunning exposed wood beams.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

4.32m x 3.71m (14'2" x 12'2")

Great size double bedroom with front facing window, solid oak flooring, ceiling light and loft access hatch.

### BATHROOM

2.46m x 1.68m (8'1" x 5'6")

With white three piece suite comprising of: encased flush WC. vanity unit with large wash hand basin and side panel bath. Walk in shower cubicle fitted with power shower. Rear facing window and ceiling light.

### BEDROOM TWO

3.68m x 1.98m (12'1" x 6'6")

Lovely single room with solid wood floor, side facing window, ceiling light and door opening into the sun room. Lovely view of the garden.

## SUN ROOM

2.16m x 1.98m (7'1" x 6'6")

What a fantastic addition, this fully glazed sun room gives fabulous views over the good size garden and fields beyond.

## ROOF TERRACE

The perfect place to while away a summers evening with glass of wine and book in hand, the high elevation point gives uninterrupted views and is absolutely a lifestyle treat. With metal stairs leading down the side of the house to the patio area below.

## EXTERIOR

There is a gate attached to the front of the property and walking through gives the feeling of entering a Secret garden with an abundance of hidden treasures. This feeling is fortified by

the lovely courtyard with log store, lockable utility units with electricity - ideal for a tumble dryer etc. Wander through the wood pagoda to a further pebbled outdoor dining area and substantial sculptured lawn thereafter with well stocked borders and fences. Just when you think you have seen everything, there is a further, charming lawn area with summer house and fence with far reaching views over the beautiful Eccleshall countryside. The garden is both secure and enclosed making it perfect for children and pets.

## FLOORPLAN

### Laser Tape Clause

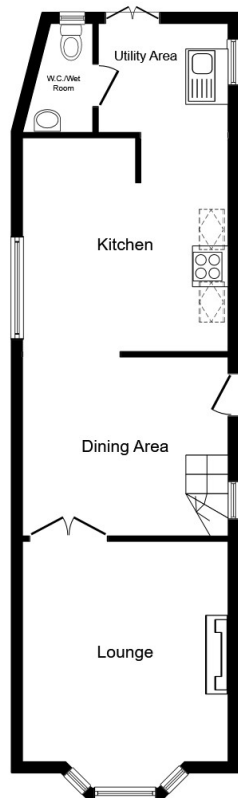
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Floorplan Clause

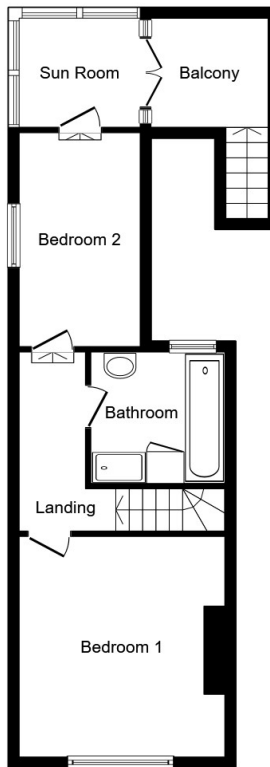
Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

**Agent's Notes** Please note that we have r in the sales particulars are, in fact, inclu measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

should confirm moveable items described ded. Although we try to ensure accuracy,



