



Ash House Yarnfield, Stone, Staffordshire, ST15 0NJ

**Tinsley
Garner**
independent property expertise



A charming Victorian detached house in discreet location on the edge of Yarnfield village, 3 miles from Stone. Ash House is a lovely property which boasts exceptionally spacious accommodation and retains a wealth of character whilst catering for every requirement of modern family life. One of the standout features of this property is the Coach House garage with accommodation over, offering versatile living options. Whether you're looking for a potential granny flat, an annexe for guests, or a private home office, this space provides endless possibilities. Ash House sits centrally within its plot, surrounded by the most delightful mature gardens which enjoy total privacy and endless opportunity for outdoor living whilst enjoying views over farmland to one boundary.

Entrance Hall

Sitting Room

A characterful living room with beamed ceiling and brick inglenook fireplace with open fire. Beamed ceiling and windows to the front and side overlooking the gardens.

Dining Room

Oak panelled entertaining room with window to the front & side overlooking the gardens. Chimney breast with oak period style fireplace and open fire.

Kitchen

A large kitchen with island for casual dining. Featuring a range of wall and base cupboards with traditional style painted cabinet doors and coordinating Corian counter tops. Faux chimney breast with inset Aga gas fired range. Pantry. Door to the rear porch with fitted cloaks cupboard.

Inner Hall

Links the kitchen through to the conservatory and lounge. Cloakroom with WC and hand basin. Ceramic tile floor extending through to the conservatory.

Lounge

Triple aspect sitting room overlooking the gardens and French doors to the patio. Wooden floor & feature period style fireplace

Utility Room

Large utility room with fitted wall & base cupboards, work surface and sink unit. Space for domestic appliances.

Conservatory

A large wrap-around traditional style 'Vale' garden room providing space for living, dining and entertaining. Built on a brick base with wooden frame and French doors opening to the patio.

Study / Occasional Bedroom

An ideal home office or guest bedroom tucked away in a quiet corner of the house. Dual aspect with views over the gardens. Wooden floor.

En-Suite Shower Room

Suite comprising; shower enclosure and pedestal basin.

Landing

Part gallery landing with three windows to the rear of the house. Linen cupboard.

Bedroom 1

Large double bedroom with two windows to the front of the house. Fitted wardrobes & storage to two walls.





Bedroom 2

Double bedroom with window to the rear and side of the house and inward opening French doors to the side. Wooden floor.

En-Suite Shower Room

Suite comprising; shower enclosure with glass screen and thermostatic shower, vanity basin.

Bedroom 3

Double bedroom with triple aspect windows overlooking the gardens. Wood effect flooring. Large walk-in cupboard.

Bedroom 4

Double bedroom with window to the front of the house. Wood effect flooring. Built-in wardrobe.

Bathroom

A stylish contemporary bathroom featuring; bath tub, walk-in shower with glass screen and thermostatic rain shower, wall mounted vanity basin & WC. Ceramic tiled floor and wall tiling to full height. Chrome heated towel radiator.

Outside

Ash House is in a discreet position tucked away at the end of a private drive on the edge of Yarnfield village. The house sits centrally within its plot, surrounded by mature gardens adjoining farmland along one boundary and enjoys total privacy from neighbouring houses. The gardens are mainly lawn with hedge borders and several mature trees. paved patio area and garden pond. Gravel driveway with parking for a number of cars.

Garage & Annexe

The property features a detached coach-house garage with accommodation over, offering versatile living options. Whether you're looking for a potential granny flat, an annexe for guests, or a private home office, this space provides endless possibilities. Featuring; garaging for 2/3 cars, ground floor games room and store together with a large open plan first floor room, separate office and store.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold Asking Price £825,000

Council Tax Band G

Viewing by appointment

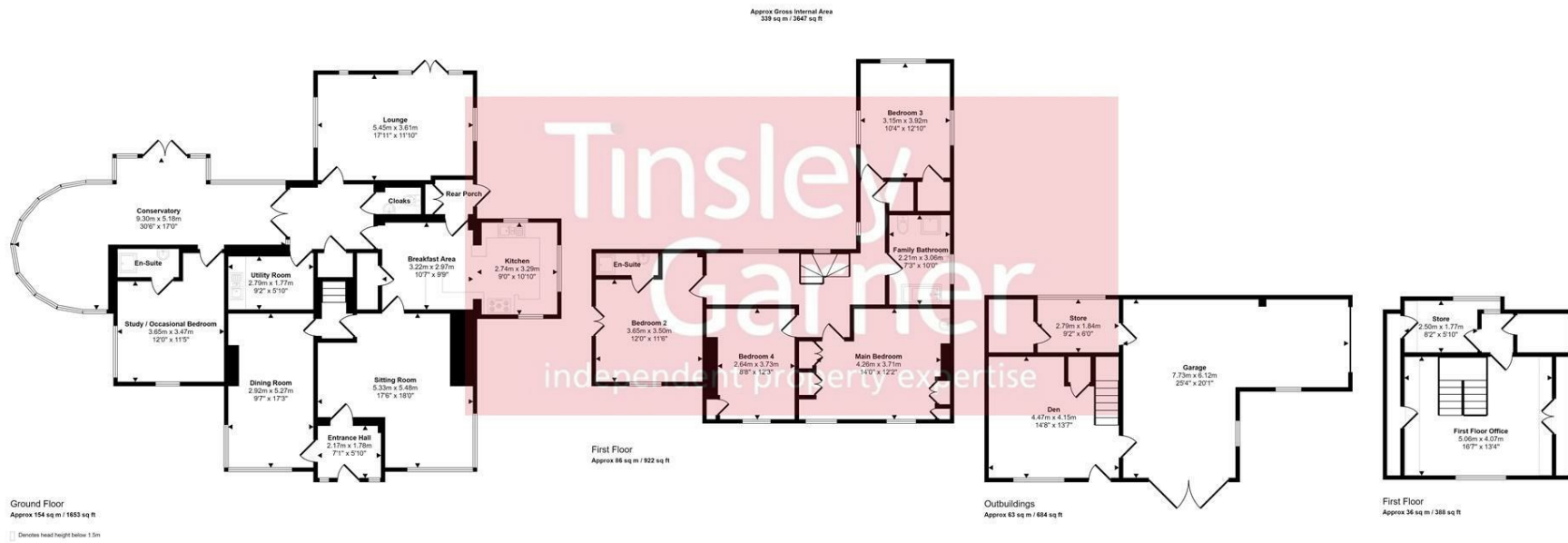
For sale by private treaty, subject to contract.

Vacant possession on completion

Location

Yarnfield village is located approximately 3 miles to the west of Stone and is within easy reach of the charming town of Eccleshall 4 miles, Stafford 9 miles and The Potteries 10 miles. M6 jcts 14 & 15 are both within 10 minutes drive, there are mainline railway stations at Stafford and Stoke-on-Trent and four international airports within 1 hours drive.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement, borne of items such as bathroom suites are representative only and may not look like the real items. Made with Matter Groupy 200.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	55	69
England & Wales	EU Directive 2002/91/EC	







The Market House Mill Street Stone ST15 8BA

01785 811800

**Tinsley
Garner**
independent property expertise