

**Tinsley
Garner**
independent property expertise



The Rocks, Meadow Lane, Fulford, ST11 9QS



Asking Price £650,000

Welcome to one of Staffordshire's best kept secrets - the quintessentially English country village - Fulford. At its heart you will find The Rocks, a delightful village house in an elevated position, hidden in plain sight and commanding views over Fulford village green. What was once a modest cottage has been extended and improved over many years and transformed into a comfortable and rather spacious property with plenty of room for a growing family both inside and out. There are two reception rooms, a large breakfast kitchen with French windows opening onto a secluded patio, four double bedrooms, en-suite & family bathroom. The gardens are large, very private and enjoy sun throughout the day, there is plenty of parking and a large double garage. A host of village amenities and some lovely countryside are quite literally on the doorstep - what more could you possibly need?



01785 811 800

<https://www.tgprop.co.uk>



Enclosed Porch

Fully enclosed storm porch with wooden front door and inner door opening through to the sitting room.

Sitting Room

A really lovely living room which has the original beamed ceiling, chimney breast with brick built fireplace and hearth, stone mantle, wooden fender and wood burning stove. Window to the front of the house with elevated views over the village green, TV aerial connection, radiator.

Dining Area

Open plan to the sitting room and has plenty of space for entertaining, door through to the kitchen, radiator.

Family Room / Study

A cosy retreat from the rest of the world - the study has a window to the front of the house with window seat enjoying elevated views over the village green, Wood effect laminate flooring, broadband & TV connection, radiator.

Kitchen

The kitchen is fitted with an extensive range of wall and base cupboards with cream painted wooden cupboard doors and ceramic tiled work surfaces with ceramic inset 1½ bowl sink unit and mixer tap. Fitted appliances comprise: stainless steel gas hob with extractor fan over and electric eye level double oven, plumbing for dish washer. Ceramic tiled floor and part ceramic tiled walls, window to the rear of the house overlooking the garden.

Breakfast Area

Adjoins the kitchen with window to the rear of the house and French doors opening to a secluded patio area at the side of the house. Ceramic tiled floor, radiator.

Inner Hallway

Door to cellar - hewn out of solid rock, brick vaulted ceiling & stillage.

Cloakroom

Fitted with a white suite comprising: wash basin & WC, ceramic tiled floor.

Laundry

A good size L-shaped utility room with tiled floor and plumbing for washing machine, floor standing 'Ideal' gas fired central heating boiler.

Landing

Spacious landing with large linen cupboard, radiator.

Bedroom 1

A very good size principal bedroom with window to the front of the house enjoying a lovely aspect overlooking the village green. Vaulted ceiling, built-in wardrobe with sliding mirror doors, separate part shelved storage cupboard, radiator.

En-suite Shower Room

Fitted with a stylish white suite comprising: walk-in 1400mm shower enclosure with glass screen and thermostatic shower, wash basin in vanity cupboard and enclosed cistern WC. Part ceramic tiled walls and tiled floor, electric under floor heating.

Bedroom 2

A really lovely guest bedroom with high vaulted ceiling and exposed beams, dual aspect with views over the village green to the front and gardens to the rear. Stripped wooden floor, radiator.

Bedroom 3

Double bedroom with windows to the rear and side of the house with views over the garden, radiator.

Bedroom 4

Double bedroom window to the rear of the house with garden views, radiator.

Bathroom

Fitted with a white suite comprising: bath with chrome Victorian style mixer shower attachment, pedestal wash basin & WC. Part ceramic tiled walls and tiled floor, window to the side of the house, radiator.

Outside

The Rocks occupies an enviable elevated position with views over the village green, and is set in large and very private gardens. 'Secret' secluded patio garden with views across the green. The house is approached over a cobblestone driveway leading to a gravel parking area with space for a number of cars and room to accommodate a motor home or caravan. Large detached 2 car garage with electric up and over door, light and power. Additional storage / parking to the side and rear of the garage.

The Rock is set in the most delightful gardens which enjoy sunshine in whole or in part throughout the day. The gardens surround the property with extensive lawn areas to the rear and side and very well established hedge, shrub and flower borders which give the property almost total privacy from neighbouring houses. There are a number of patio and sitting areas throughout the garden.

.

Fulford is a very pretty village with a great community spirit, conveniently located within easy reach of Stone, The Potteries and all major communication routes. There is an excellent local primary school, a village hall with a busy social scene and a pre-school nursery, well attended church and a thriving local pub.

General Information

.

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

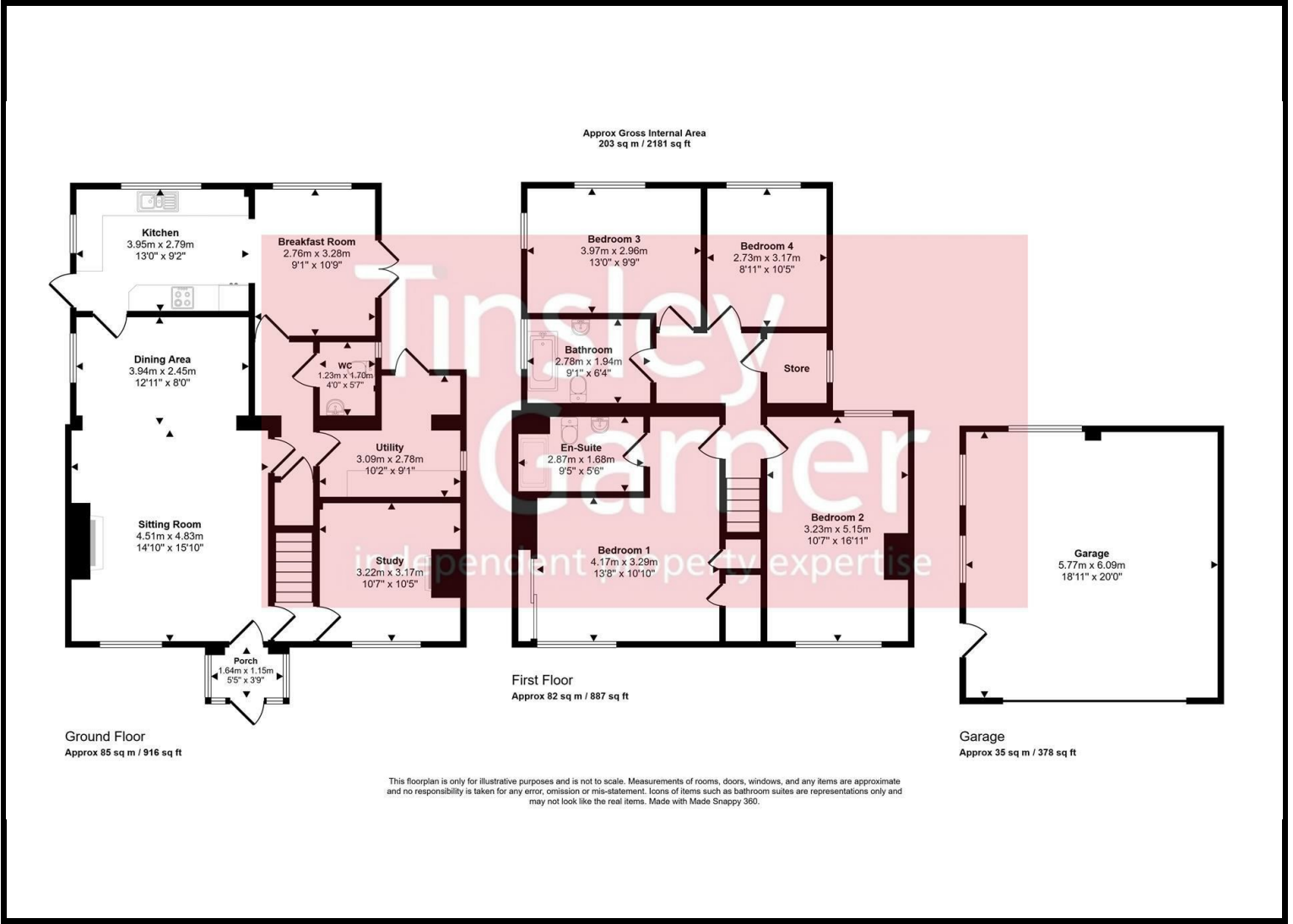
Viewing by appointment

Council Tax Band F - Stafford Borough Council

For Sale by Private treaty, subject to contract.

Vacant possession on completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		