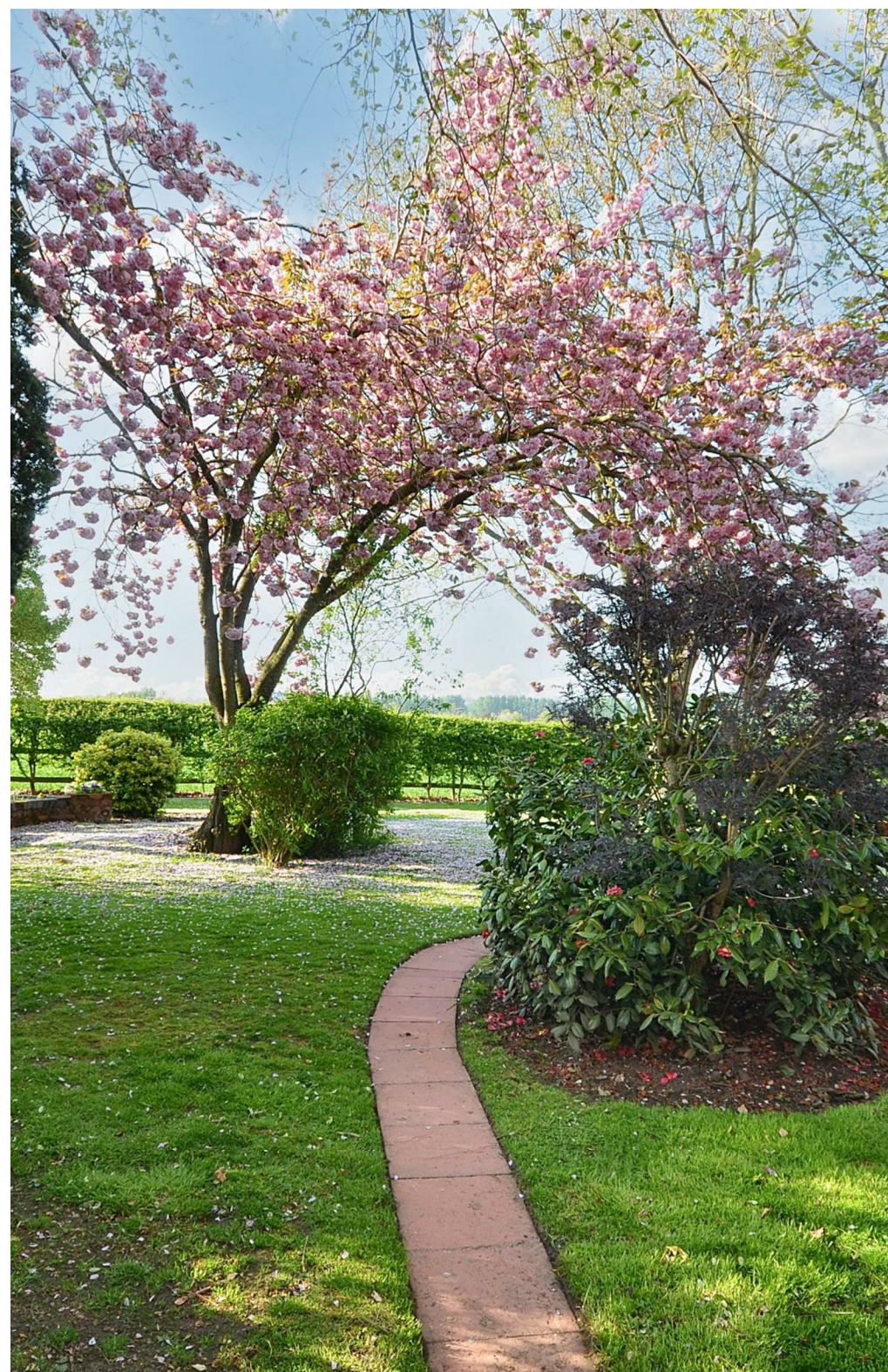




Field House, Blurtons Lane, Eccleshall ST21 6JH

**Tinsley
Garner**
independent property expertise





Field House

A fabulous country home enjoying a tranquil location set amidst 2 acres of beautifully kept gardens, seemingly miles from anywhere and yet just a little over a mile from Eccleshall's bustling town centre. Field House has been in the same ownership for 47 years during which time it has been extended and re-modelled to create a spacious and characterful family home which caters for every requirement of twenty-first century living, with the added benefit of separate annexe accommodation, ideal for dependent relatives, teenage garage bands or as a short commute to work.

Accommodation

Downstairs

Covered porch, Generous L-shape reception hall with oak wall panelling to half height and Amtico wood effect flooring. Doors leading off to the main reception rooms and kitchen. The main sitting room has a dual aspect overlooking the gardens, beamed ceiling and raised hearth with a wood burning stove. Archway through to the adjoining family room and to the study. The study overlooks the rear gardens with arched oak door opening to the patio, built-in book cases and beamed ceiling. The 'new' sitting room is a fabulous space for living, dining and entertaining and enjoys lovely views over the gardens. Featuring herringbone pattern oak parquet flooring throughout, exposed beam and stone fireplace with open fire. Breakfast kitchen with tall vaulted ceiling and exposed beams, bespoke oak kitchen cabinets with Corian work surfaces and chimney breast with inset range cooker. Bench seating with room to accommodate a large dining table. Cloakroom with WC and shower and a tility off the entrance hall.

Upstairs

Oak staircase leading from the entrance hall to a gallery landing with lantern roof light window. The main bedroom is very spacious, featuring a dressing area with built-in wardrobes to two walls, tall vaulted ceiling and triple aspect windows looking out over the gardens. Full en-suite bathroom. Three further double bedrooms and guest bathroom with traditional style white suite.



Outbuildings

The property features an extensive range of domestic outbuilding comprising; two garages, workshop and boiler room. There is also a covered log store to the rear of the building. Extensive driveway parking with space for a number of vehicles.

Annexe

Annexe accommodation, ideal as guest accommodation or possibly a holiday let with minor modification, featuring a large bed sitting room with parquet herringbone pattern wood block floor, feature brick built fireplace and windows overlooking the garden. En-Suite Bathroom with white suite comprising; bath, pedestal basin & WC.

Gardens

The gardens to Field House are absolutely delightful, extending in total to approximately 2 acres. The gardens are mainly lawn, bordered by mature hedges and feature a variety of trees, shrubs and flower beds and a large garden pool. Extensive paved patio areas providing oodles of space for outdoor living.

The Area

Blurtons Lane is located approximately 1 mile south west of Eccleshall which is easily accessible either on foot or by car. Eccleshall is a delightful Staffordshire town with a bustling High Street full of boutique shops, coffee stops, pubs, restaurants and an award winning butcher. There is an M&S food store in nearby Stone and Waitrose supermarket in Newport, about 15 mins by car. There is a primary school in the town and a wide variety of both state and private schools within easy travelling distance. Stone town centre 5 miles and Stafford about 7 miles. There are railway stations at Stone, Stafford and Stoke-on-Trent, London Euston 1hr 14 mins and Birmingham New Street 30 mins from Stafford. There are 3 international airports within 1 hour drive. M6 jct 14 is within 10 minutes drive & jct 15 is easily accessible.

General Information

Services; Mains electricity & water. Drainage to a private septic tank. Oil Fired central heating.

what3words location; camps.drummers.award

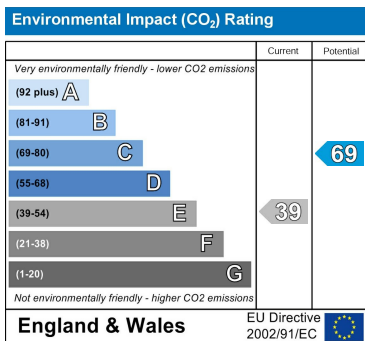
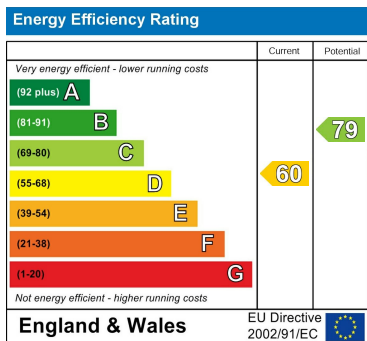
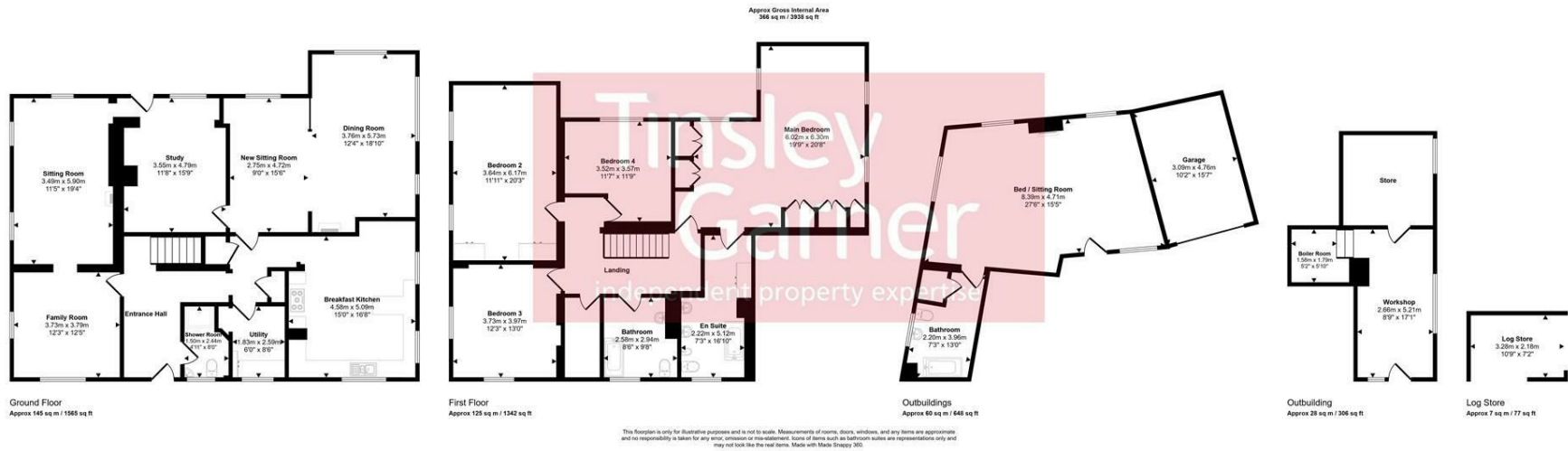
Council Tax Band E

Viewing by appointment

Freehold Asking price £1,250,000

For sale by private treaty, subject to contract.
Vacant possession on completion.









The Market House Mill Street Stone ST15 8BA

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