



COACH HOUSE | FISHERWICK ROAD | | STAFFORDSHIRE | WS13 8PS

Downes
&
Daughters
ESTATE AGENCY



COACH HOUSE

FISHERWICK ROAD | | STAFFORDSHIRE | WS13 8PS

£695,000

A delightful example of a barn conversion forming part of this exclusive development, surrounded by open Staffordshire farmland. Set around an attractive landscaped courtyard, the Coach House occupies a substantial plot, of over half an acre, in an enviable position within the development, benefitting from great levels of privacy and an extensive gated private driveway. Easily lending itself to a small holding lifestyle if desired. A semi, 'open plan' nature is prevalent throughout part of the ground floor and the property is flooded with natural light and showcases a wonderful mix of exposed brickwork and timber frame. The current owners' blend of traditional design with the inherent charm of the barn has created a stylish, yet warm, family home. The ground floor boasts an entrance hallway with study area and guest cloakroom, an exposed brick open fireplace provides an elegant focus to the double aspect living room which opens in to a useful study area. The formal dining room leads to a conservatory and the double aspect kitchen diner completes the ground floor.

The first floor is equally impressive with an elegant landing with reading area, principal bedroom with en suite bathroom, two further bedrooms and a family bathroom. Externally the property benefits from one of the largest gardens we have seen with a barn conversion, with a walled and lawned formal garden with manicured borders and patio seating areas. The real treat lies through the gated access to a fairy tale woodland inspired garden, with mature trees and shrubs, water features and attractive natural pathways. The walled fore garden is also stylishly presented and the rare benefit of a large double garage with stair accessed loft and extensive private parking, complete this enviable package.

Viewing is essential to appreciate the idyllic rural location and the exceptional nature of this incredible family home.



GROUND FLOOR

- Entrance Hall With Study Area
- Guest Cloakroom
- Triple Aspect Living Room With Raised Open Fire
- Study
- Dining Room
- Conservatory
- Double Aspect Kitchen Diner





FIRST FLOOR

- Attractive Landing With Reading Area
- Principal Bedroom With Double Aspect &...
- En Suite Bathroom
- Bedroom Two
- Bedroom Three With Double Aspect
- Family Bathroom







WHY WE LOVE THIS HOUSE...

Our very own piece of paradise. A tranquil and peaceful location whilst being located close to Whittington and all its amenities. Especially the new Cafe. There is nothing better than sitting in the sunny walled garden admiring the well established shrubs and trees in the spinney and the view over the fields. The rooms in the house are spacious airy and light in the summer months and become cosy and warm in the winter.





OUTSIDE

- Impressive Plot Of Over Half An Acre
- Small Holding Potential
- Beautifully Presented Formal Lawned Garden
- Patio Seating Areas
- Fairy Tale Woodland Style Garden With Mature Trees & Shrubs, Water Features & Attractive Natural Pathways
- Extensive Block Paved Gated Private Driveway
- Beautifully Manicured Hedge & Walled Boundaries
- Second Courtyard Parking Area
- Double Garage With Stair Access To Loft Area / Playroom / Gym
- Stylishly Planted Walled Fore Garden





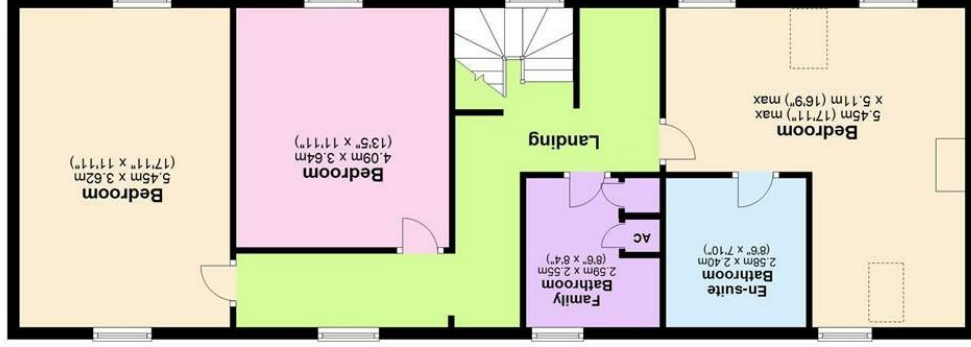
5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
 www.downesanddaughters.co.uk



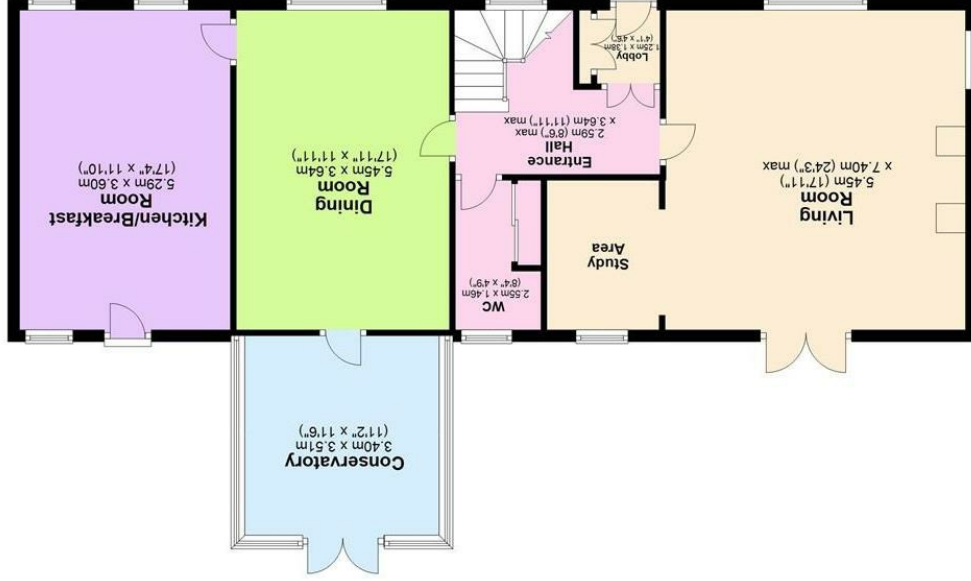
Downes & Daughters Ltd wishes to emphasize that all property particulars do not constitute part of an offer or a contract. All statements contained herein are made without responsibility on the part of Downes & Daughters. They are not to be relied on as statements or representation of fact and intending purchasers must satisfy themselves by inspection or other wise as to the correctness of each of the statements contained on these particulars including room measurements. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.



Not All Agents Are Equal...



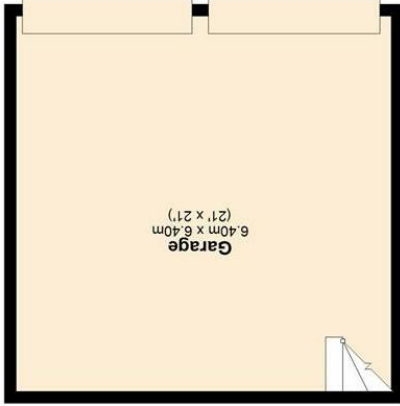
Approx. 87.9 sq. metres (946.4 sq. feet)



Approx. 100.9 sq. metres (1086.6 sq. feet)



Approx. 20.2 sq. metres (217.9 sq. feet)



Approx. 40.9 sq. metres (440.5 sq. feet)

Total area: approx. 250.0 sq. metres (2691.4 sq. feet)