



Northwold
189 Eccleshall Road | Stafford | Staffordshire | ST16 1PD

FINE & COUNTRY

NORTHWOLD



Northwold is an imposing detached well-presented period property situated on the outskirts of the county town of Stafford and in easy reach of the M6 and Stafford train station. The accommodation includes 4/5 bedrooms, 4 bathrooms and 5 reception rooms, with a separate detached coach house as well as a pool and gym block. Presented to a high standard and an ideal large family home.



GROUND FLOOR

On entering Northwold and its wonderful entrance hall you really start to appreciate the character and traditional features of this lovely period property. Complimented by the exposed wooden flooring, high ceilings and neutral décor this family home is presented to the highest standards and a great place to greet family or friends. Off the entrance hall the sitting room is spacious, light, and airy and a great room to relax, as is the main reception room with its welcoming fireplace complimented by a relaxed ambiance and bay window overlooking the front garden. Further off the entrance hall is the formal dining room, ideal for those formal occasions and again presented to a high standard. Where this property excels itself is its balance between the older styling and design with the modern contemporary features and appliances that are seen in the kitchen/ breakfast room and the open plan layout to the bar room and the flow to the rear garden. An ideal entertainment area whether it be for an informal chat around the island in the kitchen or garden parties leading from the bar area to the gardens themselves via the bi-fold doors, the options are plentiful. The skylights really open up this part of the house complimented with the neutral décor creating a very sociable and naturally welcoming ambiance. There is also a very useful separate utility room, boot room and separate entrance to the drive with downstairs cloakroom off the dining room to complete the downstairs accommodation.









SELLER INSIGHT

“ This magnificent, pristine, Victorian residence, built in 1894, is set on the edge of the thriving market town of Stafford and enjoys far reaching views from the rear of the house over Doxey Marshes and beyond. It has been the subject of a major restoration project by its present owners and has been their much treasured family home for the past eighteen years

The owners had long admired this fascinating house and, walking past one day, noticed it was for sale. Coincidentally, they were looking for a larger property, one which would provide independent living for a family member. Immediately on viewing and, despite it requiring lots of TLC, alongside its unique Victorian character remaining intact, they recognised it potential to become their dream family home. Not a stone was left unturned to ensure the work of restoring and renovating the house was carried out with so much love and attention to detail to ensure its glorious Victorian elegance and history is obvious. Each room does its own personality, but which deftly merge with contemporary luxuries and comforts, alongside the practicalities required for modern day living. One major tweak was to modify the rear of the house to become what is now a large, multi functional space for eating, dining, entertaining and, as this space opens out, through large patio doors, onto a courtyard, it adds to its functionality. What was the historic, but charming, coach house became the independent living space and, it too, reflects Victorian charm and elegance. The house with such space, charm and welcome, has been the centre for many parties and gatherings throughout the years, particularly at Christmas when the house is adorned and welcomes everyone.

Outside there is a good space for external dining and relaxation whilst enjoying the fabulous views. There is also a greenhouse and a productive vegetable garden. In addition, there is an indoor swimming pool and gym. The owners created a very popular pitch and putt green, adjacent to the lawn, on which a marquee was easily erected for a large family wedding.

Everything required is conveniently close to a wealth of outstanding amenities, including a good choice of schools, whether state or independent. The house is also conveniently close to major roads and motorways for convenient journeys to all parts including Birmingham and Manchester. Amongst its many services, Stafford railway station also provides an efficient journey into Euston.

The owners can feel justly proud of their commitment to the restoration and respect for this wonderful property Sadly the house has now outgrown their requirements, and it is time for another family to unpack their belongings and experience the joy of living here.“*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

The first floor in keeping with the ground floor is spacious and light with an ambiance of traditional character features and period style living. The bedrooms of which there are 4 double bedrooms are well presented with neutral décor and naturally lite. All of the bedrooms have en-suite facilities as well as they're being a family bathroom and are equally impressive in terms of their presentation.









THE COACH HOUSE

The Coach house is situated over 2 floors and has 1 double bedroom on the first floor and having an en-suite bathroom as well as a separate family shower room on the ground floor. The ground floor like the first floor is well presented throughout and has a modern fitted kitchen as well as an open plan layout to the living and dining areas. This would make an ideal independent child's accommodation or utilised for guest accommodation and again presented to a high standard.







OUTSIDE AND OUTBUILDINGS

The outside to the rear is mainly laid to lawn with outstanding views over open countryside and the lake with the gym and pool block situated to the rear of the main house complete with a terraced area to take in the views. There is also garaging and a drive leading to the front where there is off road parking available for numerous vehicles.





LOCATION

Northwold is situated in the outskirts of the county town of Stafford and in easy reach to the town centre and the M6. The nearest railway station is Stafford offering access to London in approximately 1.5 hours, Manchester 1 hour and Birmingham 30 mins. There are many private schools for all ages within the area.



INFORMATION

Services

Mains Gas, Mains Drainage to Public Sewer, Mains Electricity and Mains Water.

Mobile Phone Coverage - 4G mobile signal and some 5G mobile signal is available in the area. We advise you to check this with your provider.

Broadband Availability - Ultrafast Full Fibre Broadband Speed is available in the area, with predicted highest available download speed 1,600 Mbps and highest available upload speed 115 Mbps.

Tenure - Freehold

Local Authority: Stafford Borough Council & Staffordshire County Council

Council Tax Band: F

Special Note

The property subject to a tree preservation order. The terms of the order have been complied with.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

For further information please visit our website <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

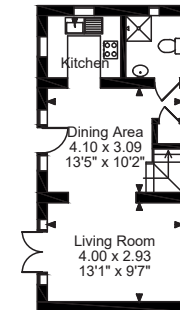
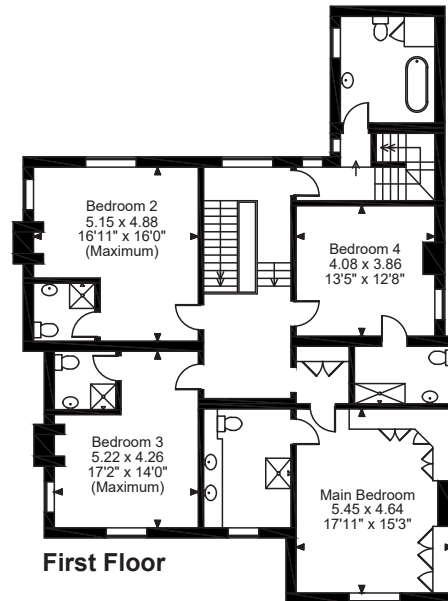
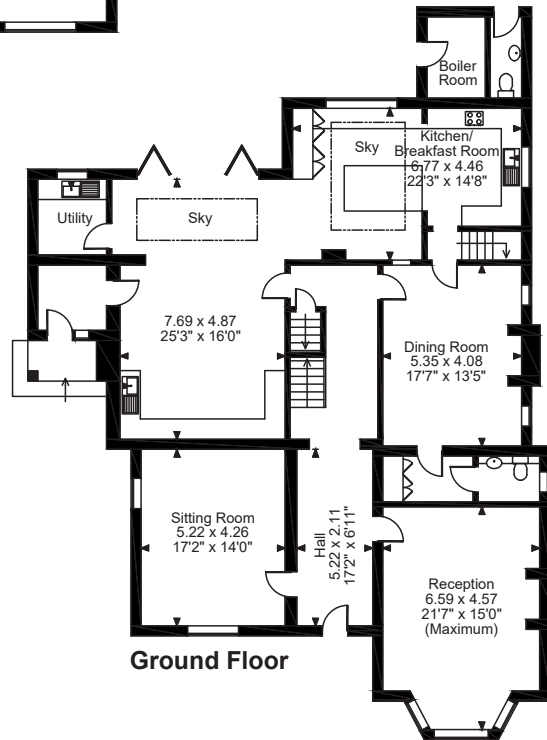
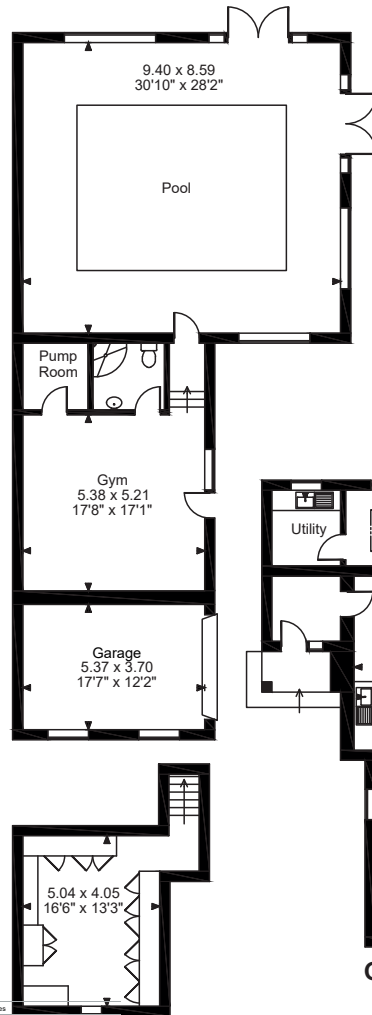
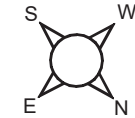
Opening Hours

Monday to Friday	8.00 am-8pm
Saturday	8.00 am-8pm
Sunday	8.00am-8pm

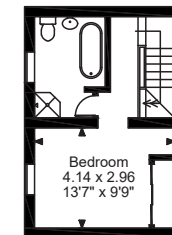
Guide price £1,500,000



Eccleshall Road, Stafford
Approximate Gross Internal Area
Main House = 3874 Sq Ft/360 Sq M
Garage = 214 Sq Ft/20 Sq M
Outbuildings = 1383 Sq Ft/129 Sq M
Coach House = 624 Sq Ft/58 Sq M
Total = 6095 Sq Ft/566 Sq M



**Coach House
Ground Floor**



**Coach House
First Floor**

Property type: Detached house
 Total floor area: 323 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlord-energy-ratings-property-maximum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average score is 60.

Cellar

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The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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