

Offers in Excess of  
£400,000

James Du Pavey  
INDEPENDENT ESTATE AGENTS



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## 5 REASONS WHY WE LOVE THIS HOUSE:

1

A rare opportunity to purchase a fabulous character property in the heart of Eccleshall!

2

Charming original features throughout the property such as exposed wooden beams and solid flooring.

3

Boasting four double bedrooms, two with ensuite shower rooms! Making for an excellent family home.

4

Abundance of space with large reception rooms all flowing perfectly into one another.

5

A delightful rear garden with water feature, patio seating area and low maintenance astro turf.



EPC: E

Eccleshall  
7 Horsefair, Stafford, Staffordshire, ST21 6AA

01785 851886  
[eccleshall@jamesdupavey.co.uk](mailto:eccleshall@jamesdupavey.co.uk)





Do you believe in love at first sight? Well we at James Du Pavey do! That's why we are sure you will fall head over heels for this stunning four bedroom detached property located in the heart of Eccleshall! From the moment you enter into the welcoming entrance hallway to the moment you are enjoying the last of the sun in the courtyard garden, you are sure to fall completely in love! The cosy lounge benefits from having a quirky inglenook fireplace with a living flame effect log burning stove set into a decorative brick surround and stone tiled flooring, flowing through to the dining room the tiled flooring carries through, exposed wooden beams are a real focal point along with the panelled ceiling. You will feel those butterflies flutter in your stomach whilst admiring the tiled flooring, matching base and eye level units with a delightful plate rack. Inset into the worktop there is a ceramic sink and drainer with mixer tap over, integrated fridge/ freezer, dishwasher, oven and hob with extractor hood over and a wonderful vaulted ceiling. Leading off from the kitchen is the laundry room with plenty of space for storage, space for washer and a dryer and a stainless steel sink with hot and cold taps. The garden room is a wonderful place to relax with French doors leading out into the garden. Moving up the solid wood staircase your heart may skip and beat or two as you are greeted with a fabulous landing area with plenty of space to make a library or snug. Bedrooms one and two both benefit from having ensuite shower rooms with w/c and wash hand basin. Walking through the wooden panelled hallway and up the stairs to the second floor landing where you will find bedrooms three and four, both fantastic sized double rooms with exposed whitewashed brickwork, wooden beams and built in wardrobes. There is also a bathroom comprising of wooden panelled bath with mixer tap and additional hand held attachment, w/c and pedestal wash hand basin. The property also benefits from having a cellar with integrated storage cupboards. Externally this love story continues with a low maintenance garden to the rear with

delightful water feature and paved patio seating area. Give us a call at our Eccleshall office to book your viewing on 01785 851 886!

#### Location

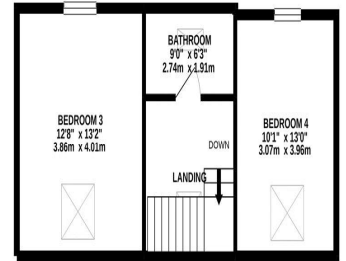
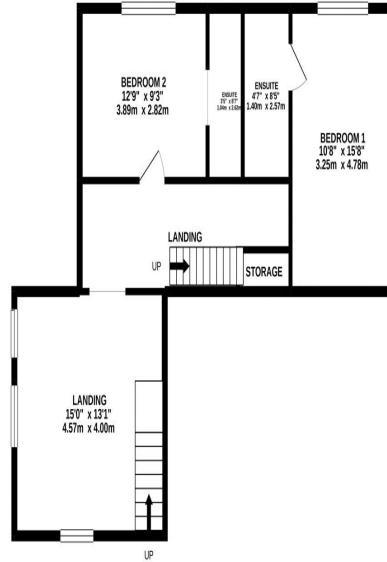
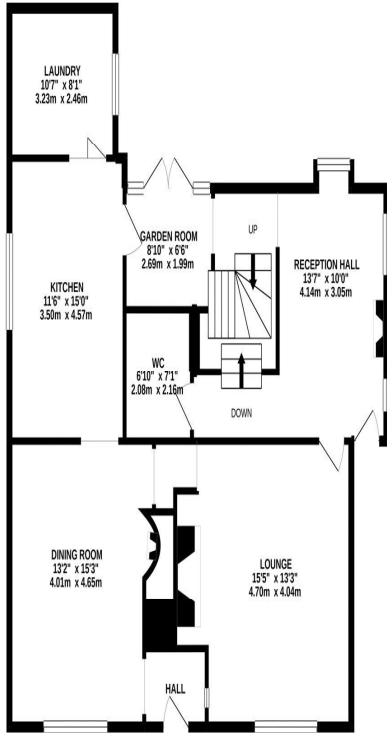
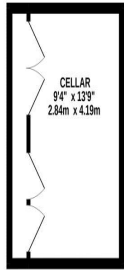
Eccleshall is a very much sought after village with a bustling high street with numerous shops, pubs, restaurants and small businesses along with a vibrant community spirit with annual events held locally including the well known Eccleshall Show held every summer just outside the village boundary at Sugnall Parks. Eccleshall High Street, with many Georgian and earlier buildings, is a conservation area creating a truly unique setting that should remain untouched into the future. The community spirit is strong and headed by The 'Ecclian Society' who encourage participation in numerous activities and have won the village the title of winner in the Britain in Bloom competition with colourful floral baskets lining the streets. The A519 road runs through the town allowing access to both Junction 14 of the M6 motorway south of Eccleshall and Junction 15, North of Eccleshall. The nearest operational railway stations are Stafford and Stone.

#### Directions

From our office on the High Street, proceed to the mini roundabout and turn right onto the Stafford Road, then at the next mini roundabout turn right onto Horsefair. Where the property can be found on the right hand side.

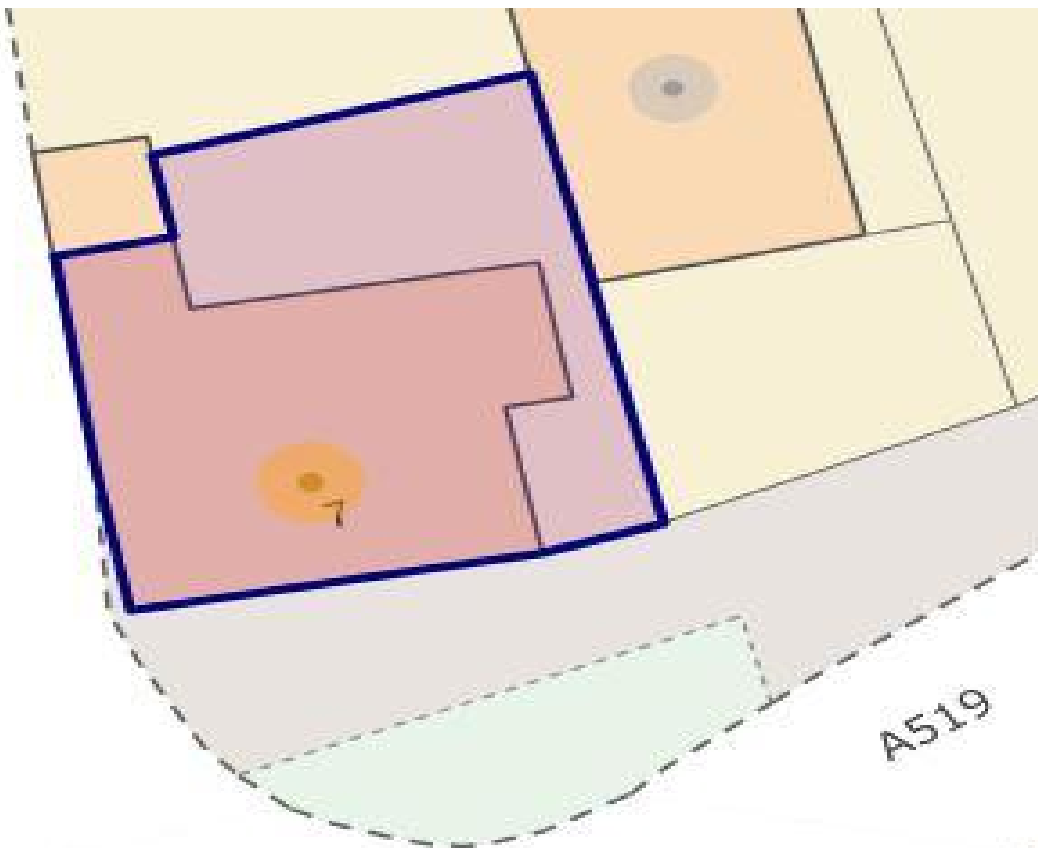


James Du Pavey Eccleshall



TOTAL FLOOR AREA: 2367 sq.ft. (219.9 sq.m.) approx.

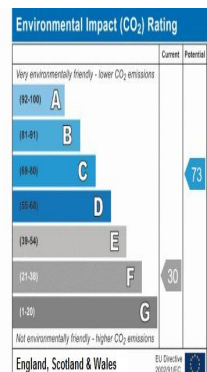
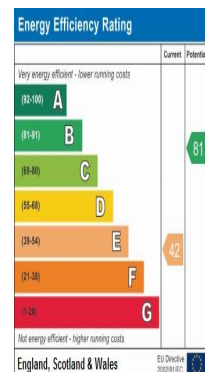
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold –

Council Tax Band:

Notes:



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#### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

#### Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

#### Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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