

Gothic House

Tixall Mews, Tixall, Stafford, ST18 0XT

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Offers Over £475,000

Gothic House is a sandstone built Grade II listed country home nestled within a small exclusive development within Tixall enjoying breathtaking Staffordshire countryside views.

This stunning individual Grade II listed sandstone built country residence is situated in a small exclusive development of properties within the ever-desirable Staffordshire village of Tixall near Stafford. Tixall is one of the premier villages of Staffordshire on the edge of the Cannock Chase (AONB) and adjacent to the National Trust Shugborough Estate. The award winning Canalside Farm Shop & Café is less than 2 miles away at the edge of Great Haywood. There are an excellent range of state and private schools available locally including Yarlet, Repton, Denstone and Stafford Grammar School. Tixall is also within close proximity of the centre of Stafford and within good commuter access to Rugeley and the Cathedral City of Lichfield. The property enjoys far reaching countryside views to the rear and side and the development is approached from the village by a sweeping curvilinear private drive leading up from the Village Hall past Tixall Gatehouse to the pillared entrance to Tixall Mews.

The new Tixall Hall was completed in 1782 by Thomas Clifford who then began construction of an elegantly curved crescent shaped sandstone coach house with stable block extensions, terminating in two end castellated pavilions partly enveloping a gravelled coaching circle.

The Hall and estate church are now gone leaving Tixall Mews to be created in 1976 from the stable block.

Tixall Mews is an exclusive development divided into 11 individually unique properties approached from the pillared entrance via a sweeping gravel driveway, part of the centrepiece of this approach is an impressive circular lawn with a charming water fountain. The properties are arranged in the curved crescent formation, enhancing the sense of community and exclusivity within the development.

Gothic House was constructed in the style of an embattled Keep and was originally the groom's residence for Tixall Hall set at the eastern end of the crescent on the far side of the gravel drive entrance.

The house is entered via a traditional hardwood leaded glazed entrance doors opening into the hallway which consists of a beautiful slate tiled floor and the original high ceiling, there are doors to a storage cupboard, downstairs cloakroom and the living room.

A stone staircase with slate tiled treads leads to the lower ground floor and a wooden staircase leads to the first floor. There is an impressive rear facing leaded glazed mullion window on the half landing, a feature archway and an exposed beam to the ceiling. All internal doors are a solid ledge and brace style design fitted with traditional black ironwork door furniture. The living room has large side and front facing leaded glazed mullion windows, an electric fire set on a sandstone hearth with matching insert and surround, ornate coving to ceiling, oak flooring and 3 double wall light points with a matching central gothic style chandelier. A door leads from the living room into the kitchen which is fitted with an extensive range of wall and base units with work surfaces over, an inset sink with mixer tap, a Rangemaster integrated double oven, a Bosch electric hob and extractor above. The kitchen has space and plumbing for a washing machine, dishwasher and tall fridge/freezer. A hardwood external door with leaded glazed inset window leading to the side terrace.

Descending from the hall stairs take you to the lower ground floor leading to a hallway with a brick built barrel vaulted ceiling, and slate tiled floor. This area houses a 9 ft wide built in floor to ceiling bookcase, the current owners use the remaining space for wine storage and extra freezer space. From the hallway an oversized wooden door opens into a gorgeous cellar room with a spectacular exposed brick cross barrel vaulted ceiling, exposed sandstone walls, leaded side and rear facing glazed windows looking out to semicircular sandstone light wells, a stone fireplace containing a Clearview multifuel burning stove, feature wall lights and a polished Indian Peacock slate tiled floor.

The first floor landing has a wooden latch door to an airing cupboard. From the landing ledge and brace style wooden doors lead off to the two bedrooms and family bathroom. The spacious master bedroom has rear and side facing leaded glazed windows with views over fields and the side gardens, 2 spacious built-in wardrobes, carpeted flooring and a decorative ceiling point. Bedroom two is a further spacious double room, with carpeted flooring, a decorative ceiling point, coving to the ceiling, front and side facing leaded glazed windows with views of the side garden and the communal grounds and fountain. The family bathroom comprises of a panelled bath with a mains shower over, a built-in vanity unit incorporating wash hand basin and WC, drawers and cupboard space below, a heated towel rail, radiator and a partially opaque glazed front facing leaded window.

Outside the property is approached from the Pillared entrance via a communal gravel drive onto the circle with Gothic House is located on the far side of the Mews.

Parking is provided in front of the house for the owners, with visitors having ample parking on the open half of the Mews. To the front of the property is a lawned area with a paved path leading to the front door. To the side of the home is a large south facing paved terrace seating area, with steps leading up to a private sheltered lawn and gravelled area which in turn lead to gardens opening out to a lawned plot including a variety of mature specimen trees including Beech trees, a Sweet Chestnut, Pine trees, a Canadian Maple, Ornamental Elder, a Monkey Puzzle tree, and many more trees and shrubs. To the rear of Gothic House is a secluded walled patio and garden with a large rockery and a summerhouse. There are stunning far reaching rural views to the rear and side aspects overlooking picturesque Staffordshire countryside with the southern end of the garden having a slightly raised mound which gives 360 degree views of the Mews, Tixall Gatehouse, surrounding farmland, the canal and the Shugborough Estate.

The property benefits from a double garage within a separate garage block to the rear of the Mews measuring 6.1m x 5.1m, with electric up and over door, electric points and further owner vehicle parking in front of the garage. (Measurements provided by the seller not John German).

Directions: On entering the village of Tixall from Stafford turn left just before the Church on the right hand side then bear immediately right through a pillared entrance up a driveway over a small sandstone bridge then continue across the cattle grid passing Tixall Gate House on your right. Proceed to the entrance of Tixall Mews and follow the gravel drive to Gothic House situated at the end on the right hand side.

WHAT 3 WORDS - ///louder.headache.arriving

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: EPC not required as Grade II listed.

£1,152 per annum Mews fee for gardening of shared grounds, septic tank and communal areas of electricity and insurance.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking:

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank

Heating: Electric central heating system (new boiler installed in 2021)

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

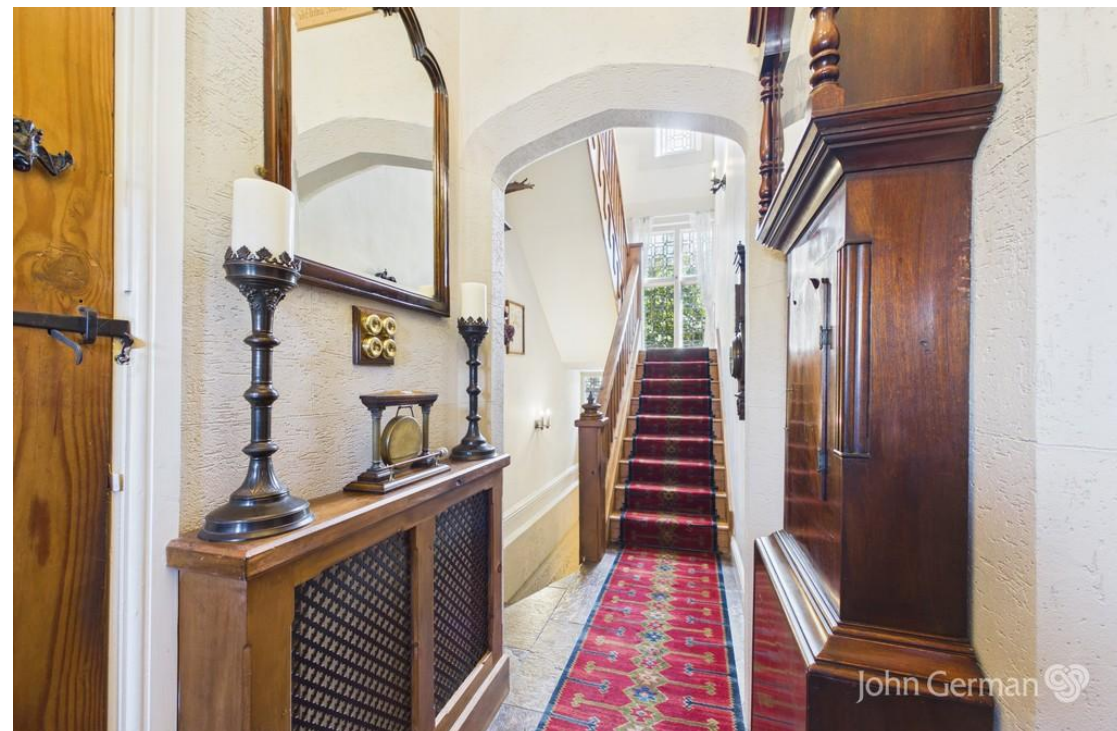
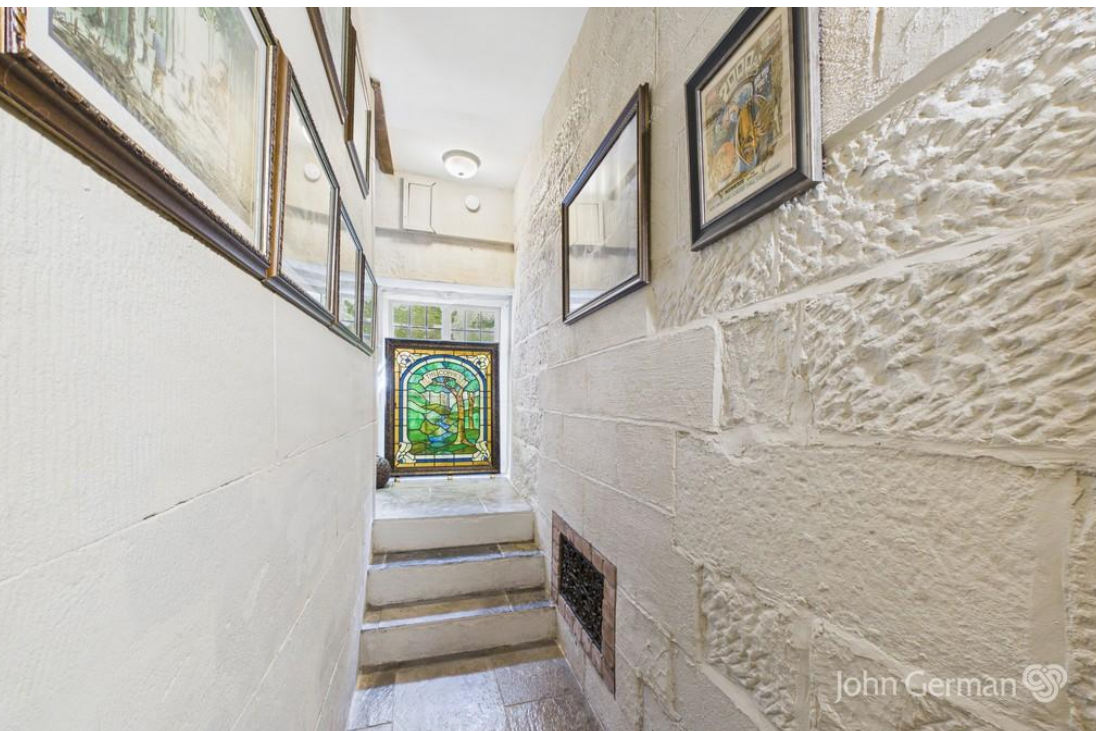
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24072026

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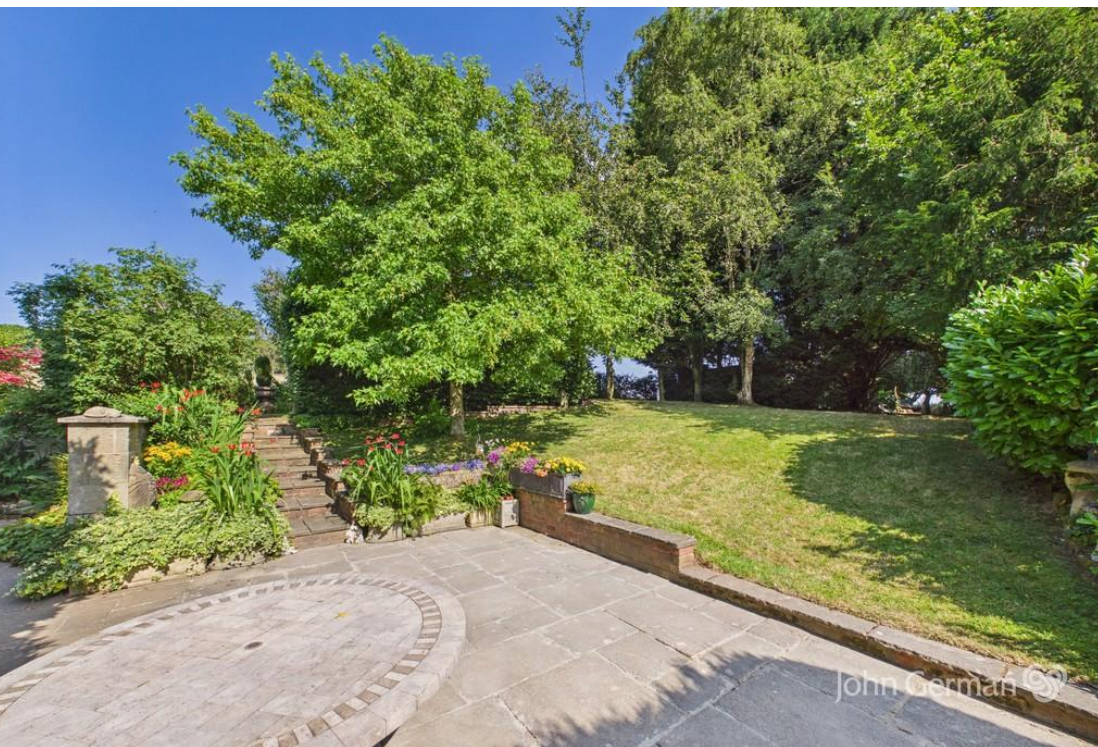




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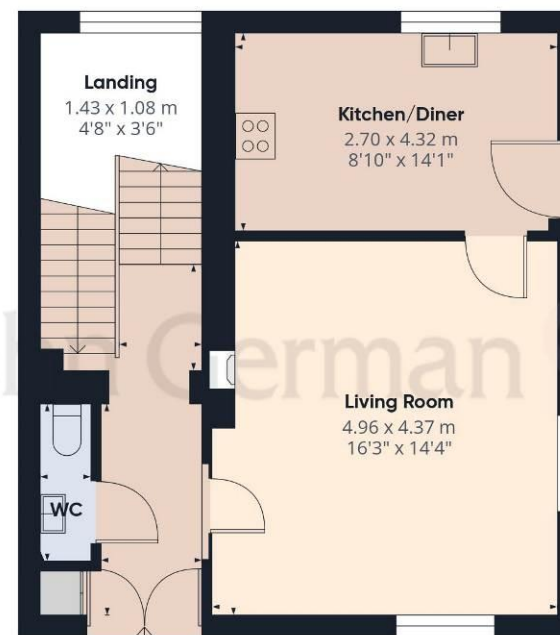








Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

130 m²

1397 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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