



The Cottage
Bridle Lane | Broad Heath | Stafford | Staffordshire | ST20 0GG

THE COTTAGE



The Cottage is a well-presented detached cottage situated in between the market town of Eccleshall and the county town of Stafford. The accommodation comprises of 4 bedrooms, 2 bathrooms and 3 reception rooms, all positioned in an idyllic location with lovely views. The property benefits with views of open fields and the surrounding grounds, as well as having off-road parking for numerous vehicles. In summary, this residence is a spacious family character home situated in a popular location.





Ground Floor

On entering The Cottage you appreciate immediately the pleasant balance of the traditional styling and design of this well-presented cottage. Once into the entrance porch you immediately enter the kitchen with its traditional features on show complimented by the modern features for the practicalities of everyday living. This includes the focal point of the room being the Rayburn with the more conventional cooking options available. French doors lead through to the dining area which is ideal for formal or informal occasions with family and friends which in turn leads into the office/

study and perfect for those home workers. The internal hall off the kitchen and dining room allows access through to the main reception which offers an attractive bay frontage and complimented by the fireplace. A cozy but light and airy room this exemplifies the cottage style that a lot of suitors will appreciate. The internal hall also leads to the garden room which equally offers coziness and a very relaxing ambiance with its styling and the external door gives easy access to the rear garden. A modern and spacious downstairs shower room completes the ground floor accommodation.













SELLER INSIGHT



“The Cottage has been our home since 2001, and from the moment we first arrived, it felt as though it was meant to be. We had spent two years searching for the right place, looking not just for a house, but for a lifestyle, somewhere with space for livestock and horses, somewhere peaceful and surrounded by nature. We had looked everywhere, but the second we pulled up to the gate here, we simply knew. We made an offer that very same day.”

“Over the years, we have lovingly modernised the property while carefully preserving its character. The kitchen has become a beautiful, modern space that still feels completely in keeping with the cottage itself. Every part of the home has been well cared for and deeply loved. It truly offers a way of life here - the views, the walks, the peace and privacy, it is such a wonderful place to live.”

“One of our favourite rooms is the snug. It is always warm especially when the sunlight pours in. Just as special to us is the outside space, which has become our haven.”

“The gardens wrap around the house and have been thoughtfully nurtured over many years by my mum, who is a true gardener at heart. She has planted everything with such care - mature box hedging, roses, trees and vegetable patches. There is a greenhouse, and two ponds that bring so much tranquillity to the space. The wildlife here is incredible and they regularly visit thanks to the calm and peaceful surroundings. There are stunning views across the fields on all sides and it feels wonderfully private and secluded.”

“This has also been the perfect home for entertaining. We have hosted many family parties with marquees in the garden and summer barbecues. The layout of the house flows beautifully, with plenty of parking in the yard and no immediate neighbours, making it feel ideal for bringing people together.”

“Despite feeling tucked away in the countryside, the location is incredibly convenient. Eccleshall is just a seven-minute drive away and has everything you could need, there are lovely pubs, independent shops, a bakery, and all the charm of a traditional market town.”

“One of the things we have always loved most is how peaceful and rural it feels here, whilst still being well connected to road and rail links.”

“What we will miss most are the memories we have made here and the life we have built around this home. It has been such a huge part of our lives for so long, and leaving it will be incredibly emotional. If we could pick it up and take it with us, we absolutely would.”

* These comments are the personal views of the current owner 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

There are 4 bedrooms on this floor all well presented and have a light and airy ambiance and retain the countryside traditional styling throughout. They are all comfortable rooms complimented by the family bathroom.





Outside

The gardens surround the property are child friendly and very private with approximately 2 acres of grounds in total with seating areas to the rear of the property. A substantial field and wild cottage gardens are interspersed throughout with a substantial drive leading up to the off-road parking area. Outbuildings offer further storage opportunities which were formerly stables as well a mobile home on site for further living accommodation if required.

Location

The Cottage is situated close to the county town of Stafford and the market town of Eccleshall. Access to train stations is via Stafford and with easy reach to London within 1 hr 30 mins, Birmingham 30 mins and Manchester 1 hour.













Services, Utilities & Property Information

Tenure: Freehold
Council Tax Band: F
Local Authority: Stafford Borough Council & Staffordshire County Council
EPC Rating: F (Valid until 4 September 2035)
Property Construction: Standard (Brick/Tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Private Septic Tank
Heating: Oil Fired Central Heating
Broadband: FTTC / Standard Fibre Broadband connection available.
We advise you to check with your provider
Mobile Signal/Coverage: 4G/5G mobile signal is available in the area.
We advise you to check with your provider
Parking: Driveway and Off Road Parking spaces
Special Notes: The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Title Register (rights of light, air way drainage, water support)
Total Internal Floor Area: 1372 sq ft

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on
Tel Number +44(0)1889 228 080
<https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours

Monday to Friday | 8:00 am - 8:00 pm
Saturday | 9.00 am - 4.30 pm
Sunday | 9.00 am - 4:00 pm

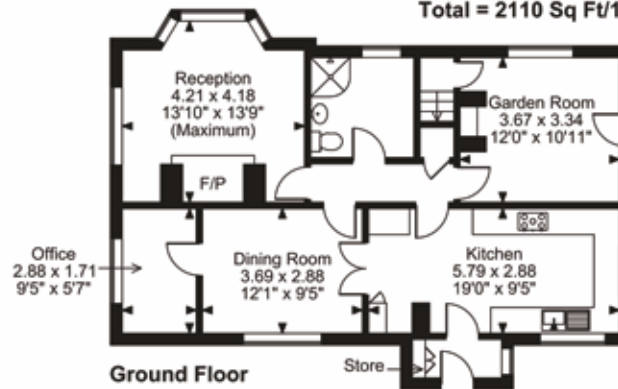
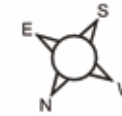
The Cottage, Bridle Lane, Broad Heath, Stafford

Approximate Gross Internal Area

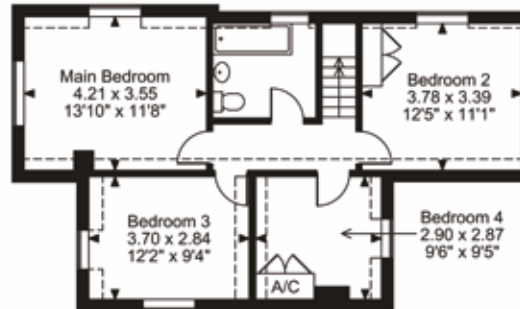
Main House = 1372 Sq Ft/127 Sq M

Studio & Sheds = 738 Sq Ft/69 Sq M

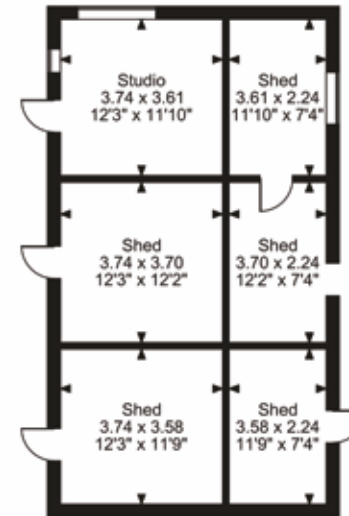
Total = 2110 Sq Ft/196 Sq M



Ground Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed xx.xx.2026





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