

THE OLD PARSONAGE, ADBASTON

Stafford, ST20 0QG



A QUEEN ANNE PARSONAGE SET IN AN IDYLLIC VILLAGE.

A most enchanting Queen Anne house, set in approx. 1.9 acres in the pretty village of Adbaston.

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Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

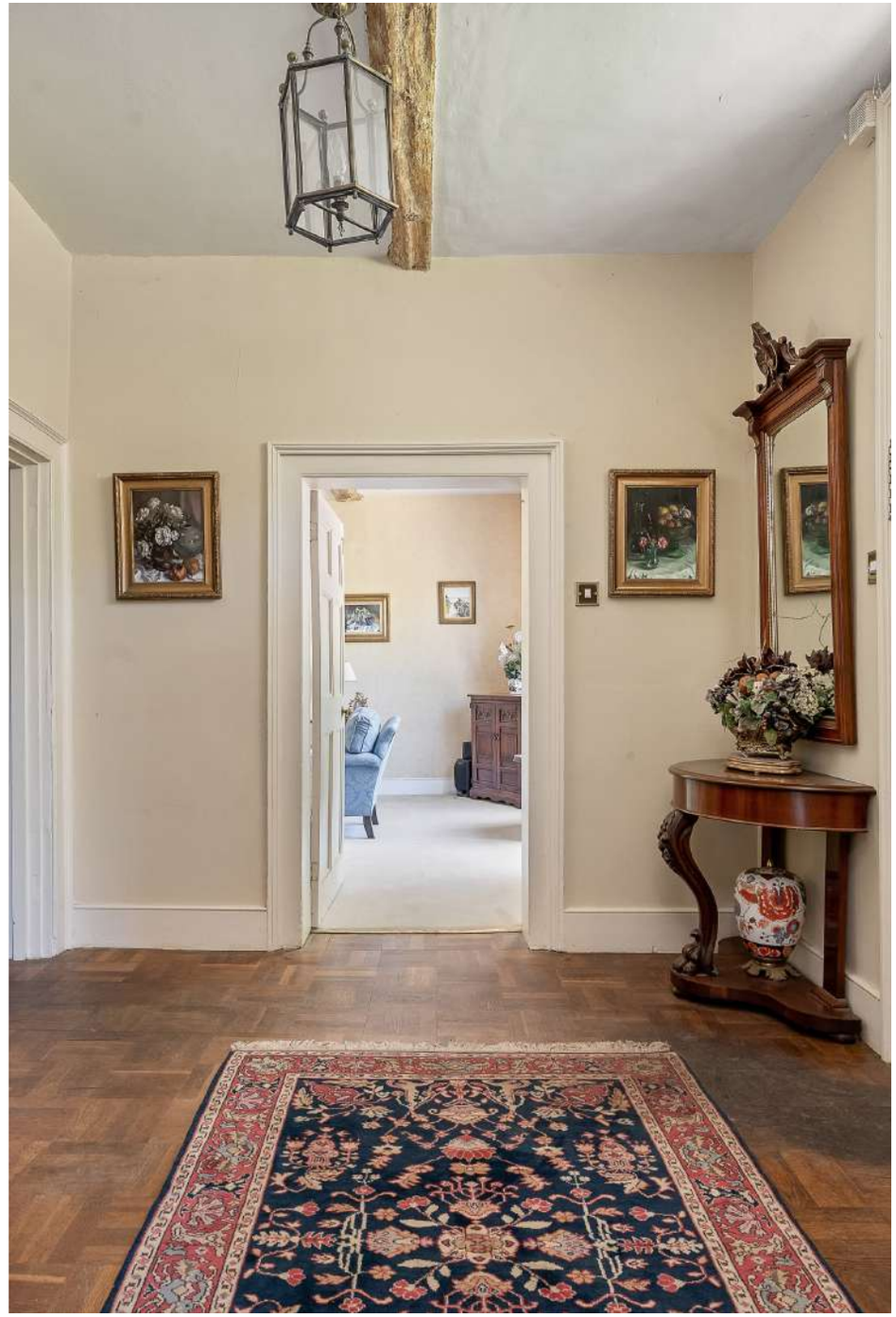
Guide Price: £1,150,000



THE OLD PARSONAGE, ADBASTON

Set in the pretty village of Adbaston, The Old Parsonage is a rare example of a grade II listed, fine Queen Anne village house that was formerly the Vicarage to the adjacent church. Having undergone a sympathetic programme of works throughout the current owners over 20-year tenure, the house now represents the ideal blend between a 17th century home and one suited to modern day living. While modernised, the house retains a wealth of features such as tripartite windows, original 12 pane sash windows, original internal woodwork and solid beams which date back to 1695.

Services - Mains water, electricity, drainage. Oil-fired central heating.









THE OLD PARSONAGE

Entered via a covered portico, a wide entrance door opens to a spacious entrance hall which is split into two parts. The formal drawing room is found off one side of the entrance hall and offers a superb sitting / entertaining space running from the front to the back of the house. The room is filled with light via the 12 pane sash windows, and includes an abundance of period features including beams, open fire, cast iron radiators and deep skirting. The dining room is off the opposite side of the entrance hall and includes similar period features, with plenty of space for seating and dining. The rear section of the entrance hall provides access to the guest WC, cellars, and rear hallway. The rear hallway doubles as a handy boot room and has the utility off as well as a door leading to the vast kitchen. The kitchen has been fully refurnished during the current owner's tenure to create a sympathetically curated space ideal for modern living. Being triple aspect and running the full depth of the house, the room is flooded with natural light and includes doors to the garden. There is a range of solid oak wall and floor cabinetry, set beneath an oak block work surface. There is a British Racing Green enamelled two oven AGA. There is a large space in the centre of the room, which is currently occupied by a breakfast table, with the sitting area to the rear including a wood burner.







The original staircases pass a three-section-stained glass window as it rises to the first-floor landing. The principal bedroom enjoys front facing views and fitted wardrobes, as well as being Jack and Jill to the family bathroom. There are a further two double bedrooms to the first floor, while the fourth bedroom is currently used as a dressing room to the principal bedroom. The expansive family bathroom includes a roll top bath as well as double shower. There is a useful separate guest WC accessible independently off the landing. The staircase continues to the second floor, with the landing doubling as a bright study area. There are two double bedrooms at second floor level, one enjoying a spacious en suite shower room and the other benefitting from both an en suite and dressing room, as well as a walk-in wardrobe.

The Old Parsonage is accessed via a private driveway with ample parking, leading to a detached oak-framed garage with one enclosed bay and two open carports. The house is surrounded by gardens, including a walled kitchen garden and various seating areas. At the rear, a covered portico opens to a versatile studio. An orchard extends to a pond, with the entire plot totaling approximately 1.9 acres.





LOCATION

Situated just over five and a half miles from the market town of Eccleshall in the rural village of Adbaston, Eccleshall provides a superb range of amenities including a large convenience store, doctors, dentists, optician, post office, restaurants, public houses, a number of independent boutiques and sports clubs. The market town is extremely popular and was recently voted one of the top fifty places to live by the Sunday Times. Found a little further afield at 6.4 miles away, is the market town of Newport which includes a Waitrose supermarket. The property is also located a short distance away from the larger centre of Stafford (13 miles) which provides a wider range of amenities as well as access to Junction 14 of the M6 (12 miles) and an intercity train station which gives access to London Euston in just over one hour and twenty minutes. There is an excellent range of schooling within the area including Yarlet, Stafford Grammar, Adams Grammar, Newcastle-under-Lyme School, and St Dominic's Stone.



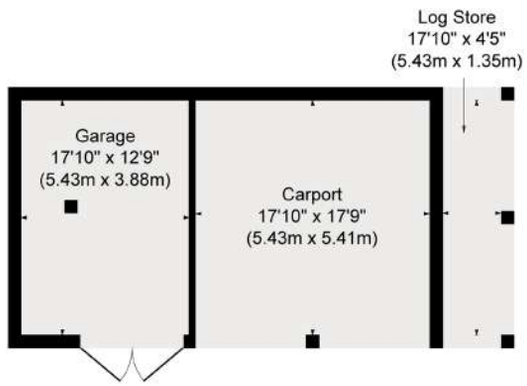




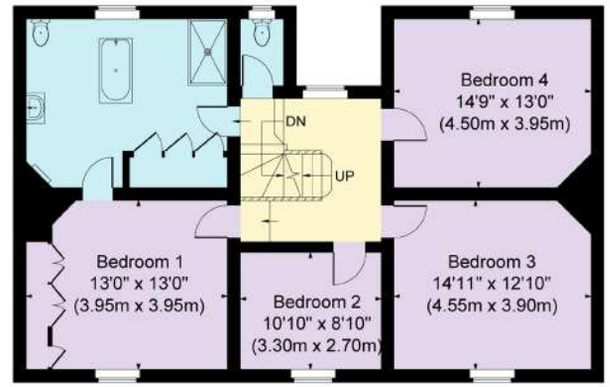
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Approximate Gross Internal Area

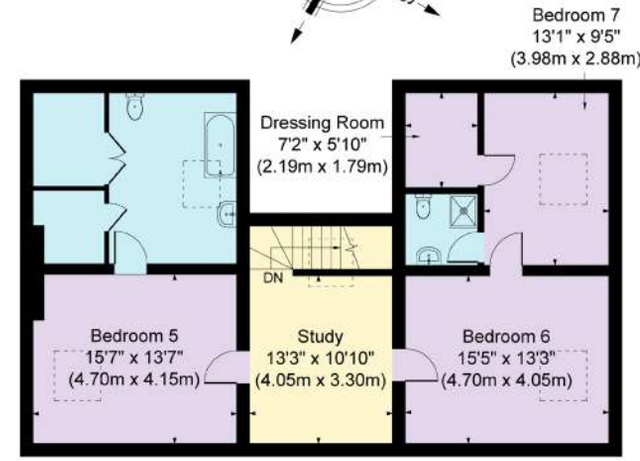
Main House = 385 sq.m/4144 sq.ft
Outbuilding = 13 sq.m/140 sq.ft
Garage = 21 sq.m/226 sq.ft
Total = 00 sq.m/000 sq.ft



Outbuilding



First Floor



Second Floor



We would be delighted to tell you more.

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