



Keepers Cottage
Grange Road | Knightley | Stafford | Staffordshire | ST20 0JX

KEEPERS COTTAGE

Keepers Cottage is a well-presented detached residence situated in the hamlet of Knightley, between the county town of Stafford and the market town of Eccleshall. The accommodation comprises of 9 bedrooms, 6 bathrooms and multiple reception rooms. All positioned in a picturesque location, with lovely views over open fields to the rear as well as multi-generational options in abundance. In summary, this property is a deceptively spacious family modern home situated in a popular location.



GROUND FLOOR

On entering Keepers Cottage, you immediately appreciate this deceptively sized house. The entrance hall is light and airy complimented by the neutral décor which continues into the family room which has an open plan layout and ideal for modern living. This continues into the kitchen/breakfast room which is modern and presented to a high standard with a central island as the focal point of the room. Opposite there is a very useful utility/ laundry room which is spacious in size.

Off the family room the living room is a lovely space to relax and with its glazed sliding door allows the open plan theme to continue complimented by the skylight and bi-fold doors to the rear garden allowing natural light to flood in. Again, off the family room the snug resides and is a lovely room to cosy up to in front of the fireplace on those cold winter nights complimented by being naturally lite with easy access to the rear gardens via the French doors. A very useful study/ office for those homeworkers completes this section of the house.









SELLER INSIGHT

“We were attracted to the privacy, rural setting and the fact that Keepers Cottage is not overlooked,” say the owners, who have lived here since 2021. “We loved the views across the farmland, the peace and quiet and the feeling of having plenty of space around us, while still being within easy reach of local amenities.”

Originally dating from the 1830s, the house is believed to have been the original gamekeeper’s cottage for the Lord Lichfield Estate. “It was a very dated property when we moved in, with no working heating and very little flow, but we could see its potential,” they explain. “We have completely transformed it, creating a large, light and airy home with an adjoining annexe, making it ideal for multigenerational living or those needing accessible accommodation.” The property now has nine bedrooms and six bathrooms, with four en suites, while the separate brick stable block offers further possibilities, subject to planning.

“The renovation has been extensive,” say the owners. “We took much of the house back to brick, improved the insulation, replaced the windows, doors, kitchens and bathrooms, upgraded the heating and electrics and installed new stairwells. We also added bifold doors and roof lanterns, which have really opened up the house and brought the outside in.” The property has improved from an EPC rating of G to C, with further potential for solar panels and air-source heating.

“Space is probably the best thing about the property,” they reflect. “There is always somewhere quiet to escape to, and every room has lovely, tranquil views.” Their favourite spaces include the snug with its cosy log burner and the bright lounge beneath the roof lantern. “It is such a lovely place to read, relax and watch the sunset or the moon.”

Set within approximately 1.32 acres, the expansive corner plot has entrances from Grange Road and Riley Lane. “The garden is wonderfully private and gives us so many different views,” they say. “We love sitting outside watching the owls, kestrels and other birds, while the fields opposite are full of lambs, sheep, horses and cows throughout the year.” There are lawns, mature shrubs and trees, raised beds, a large pond and a substantial patio running the length of the house.

“We will miss the privacy and peaceful setting most of all,” they say. “We’ll miss the wildlife, the lambing season and simply being able to sit outside and enjoy the tranquillity.”*

* 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

There are 4 double bedrooms on this floor of the main house all equally well presented with the master having its own en-suite as well as a further family bathroom.









ANNEXE

Annexe Ground floor

There is direct access to the annexe from the main house, but it has its own private entrance so allowing flexibility for practical purposes. Currently there are 2 bedrooms on the ground floor with 2 bathrooms as well as 2 kitchens again all presented to a high standard and ideal for multi-generational living or disabled options. The entrance hall also has its own private staircase to the annexe first floor accommodation.

Annexe First Floor

There are 3 double bedrooms on this floor with the master having its own en-suite facilities and again all presented to a high standard with plenty of storage and lovely views over the countryside.







OUTSIDE

Keepers' cottage is positioned in the centre of its plot with a large driveway approaching to the front of the house with its circular driveway offering off road parking to the front. There is a separate drive and access to the rear of the property allowing direct access to the outbuildings/ stable block which are ideal for storage but could be utilised for commercial or residential use subject to planning. The remaining grounds are mainly laid to lawn with views over open fields to most sides. An enclosed pond is a pleasant feature of the grounds.





LOCATION

Keepers Cottage is situated in the hamlet of Knightley Between the market town of Eccleshall and the county town of Stafford. Access to train stations is via Stafford and with easy reach to London within 1 hr 20 mins, Birmingham 30 mins and Manchester 1 hour.





INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Stafford Borough Council & Staffordshire County Council

EPC Rating: C (Valid until 14 September 2035)

Property Construction: Standard (Brick/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Private Septic Tank

Heating: LPG Gas

Broadband: FTTC / Superfast 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 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: 2,216 sq ft (Main House)

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 - 4.30pm

Sunday – 9.00 am - 4:00 pm

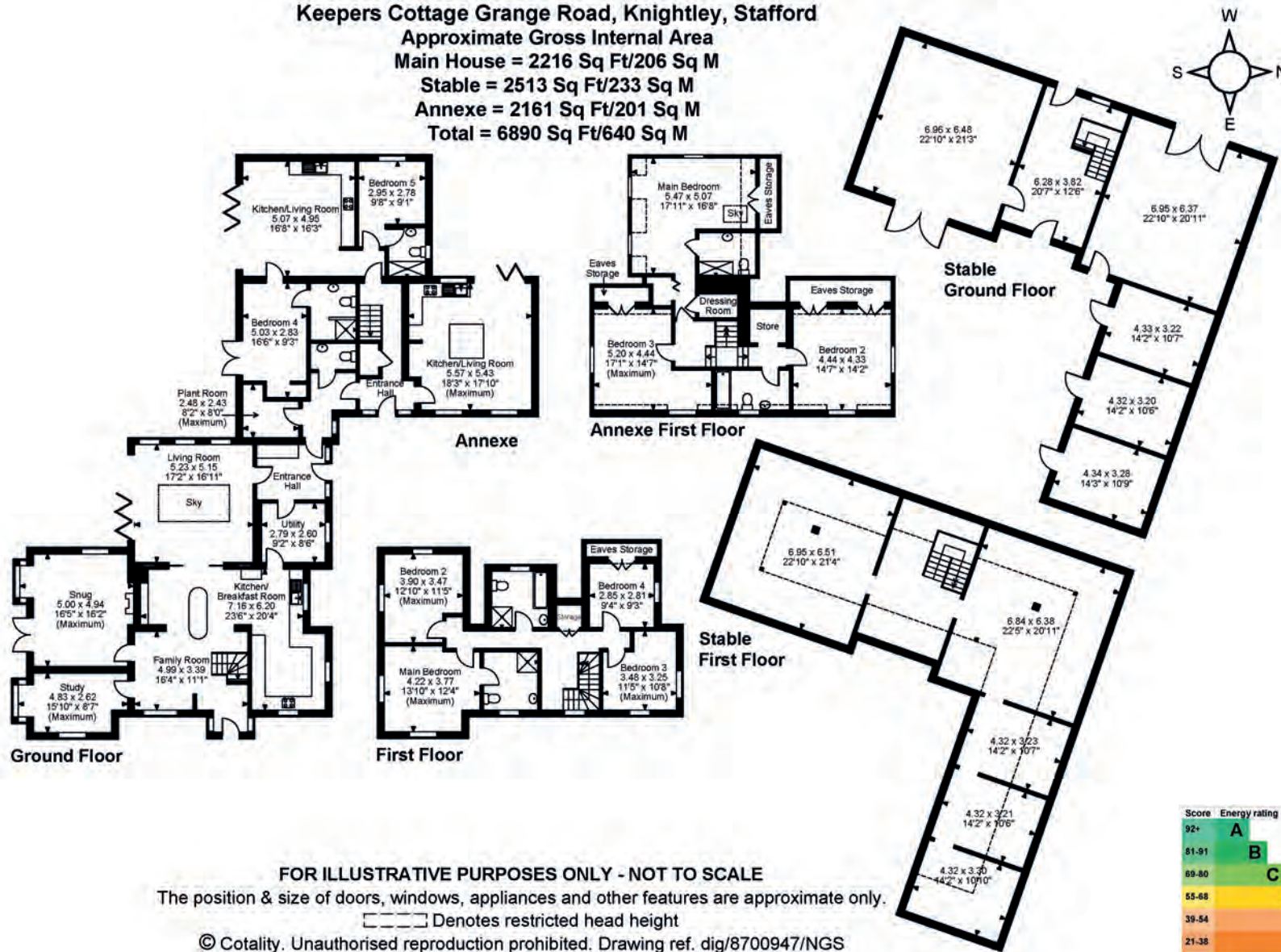
Guide price £ 1,500,000

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Keepers Cottage Grange Road, Knightley, Stafford
Approximate Gross Internal Area
Main House = 2216 Sq Ft/206 Sq M
Stable = 2513 Sq Ft/233 Sq M
Annexe = 2161 Sq Ft/201 Sq M
Total = 6890 Sq Ft/640 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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We value the little things that make a home



KARL RUSK

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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.

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FOUNDATION

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