






POTTAL POOL HOUSE, PENKRIDGE

Staffordshire, ST19 5RR



A COUNTRY HOME NESTLED WITHIN CANNOCK CHASE

A country home with self-contained cottage and outbuildings in a highly accessible Staffordshire setting.

   EPC
5 2 3 D

Local Authority: South Staffordshire Council

Council Tax band: TBC

Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

Guide Price: £800,000



POTTAL POOL HOUSE AND DALRADDY COTTAGE

Pottal Pool House is a versatile and generously proportioned country property that directly adjoins Cannock Chase, offering a substantial main residence, a self-contained annexe known as Dalraddy Cottage, and a range of useful outbuildings.

Extending to approximately 3,754 sq. ft, the property offers excellent flexibility for modern family living, multi-generational occupation or income potential.



POTTAL POOL HOUSE

Pottal Pool House offers an attractive and well-balanced layout, with accommodation arranged over two floors and designed for both day-to-day family life and entertaining. The ground floor centres around a welcoming entrance hall, providing access to the principal living spaces. A spacious sitting room is the focal point of the home, offering excellent proportions and an abundance of natural light. This is complemented by a formal dining room, ideal for entertaining, alongside a separate study or snug providing a more intimate and versatile space for home working or relaxation. The kitchen is well positioned with ample space for fitted units and informal dining, supported by a separate utility room. A ground floor WC completes the ground floor accommodation.

To the first floor, a central landing leads to five bedrooms. The principal bedroom is particularly generous and includes an en suite shower room, with four further bedrooms providing flexibility for family, guests, or additional workspace. A family bathroom and additional shower room serve the bedrooms, making the layout well suited to larger households. Overall, the main house combines generous room sizes with a highly adaptable layout, offering scope for personalisation to suit individual requirements.





DALRADDY COTTAGE

Dalraddy Cottage provides a valuable self-contained cottage, ideal for extended family and guest accommodation. For many years, the property has been a multi award winning holiday let, providing significant income to the current owners.

Arranged on a single level, the cottage includes a comfortable sitting room and a well-proportioned kitchen. Two bedrooms are served by bathroom facilities, and the layout allows for independent living while remaining conveniently positioned alongside the main house.

The cottage significantly enhances the overall versatility of the property and is well suited to a variety of lifestyle needs.





OUTBUILDINGS, WORKSHOP AND GARAGE

The property is complemented by a substantial workshop building, offering excellent space for storage and hobbies.

A separate garage provides secure parking and further storage options, adding to the practicality of the property.

Together, these outbuildings create a flexible environment suitable for a wide range of uses including business use, subject to any necessary consents.





GARDENS & GROUNDS

Pottal Pool House and Dalraddy Cottage sit within an idyllic setting bordered by Cannock Chase. There is a large central courtyard with parking for numerous vehicles, while the gardens wrap around both Pottal Pool House and Dalraddy Cottage.

There are various terraced areas, ideal for outdoor entertaining. There is a paddock, suited to keeping a handful of livestock.

All in all, the plot totals approx. 0.6 acres.





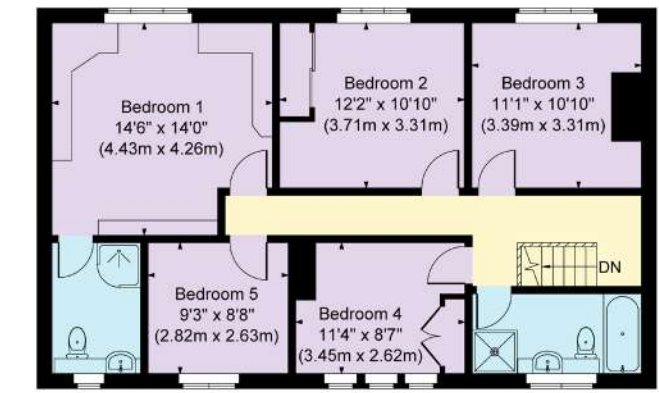
LOCATION

Nestled within Cannock Chase, Pottal Pool House is located just over 2.5 miles north of Cannock. Offering a wide range of amenities, Cannock has benefited from significant growth in the past few years and now offers local and national retailers, supermarkets, eateries and bars as well as a designer outlet. Historic Penkridge is a little further afield and offers a number of pubs together with a local market. Pottal Pool House is well placed for the commuter with direct services available from Stafford and Lichfield Trent Valley railway stations to London Euston both with a scheduled journey time of about 1 hour and 17 minutes. Direct services are also available from Stafford and Lichfield Trent Valley into Central Birmingham. The M6 Toll, M6, A5 and A38 are also within easy reach. There is an excellent range of schooling within the area including Stafford Grammar School, Newcastle under Lyme School, Yarlet and Denstone College.

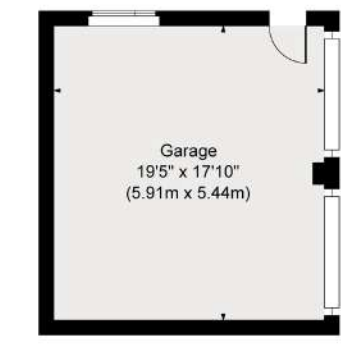




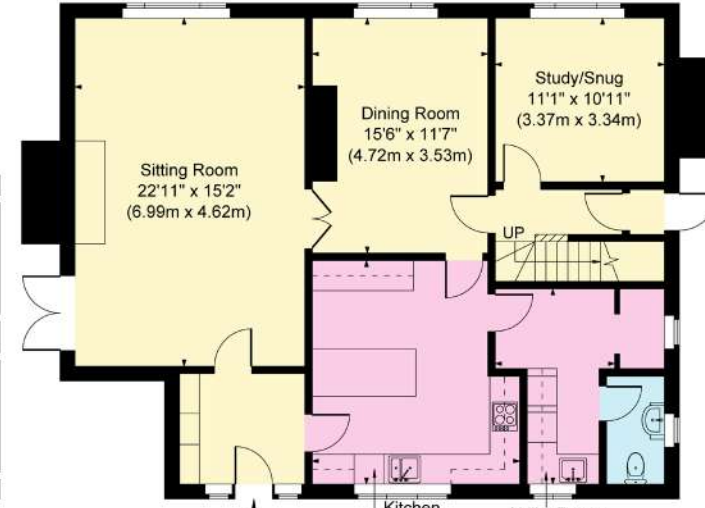
Pottal Pool House and Dalraddy Cottage
Approximate Gross Internal Area
Main House = 189 sq.m/2038 sq.ft
Annex = 79 sq.m/855 sq.ft
Outbuilding = 48 sq.m/515 sq.ft
Garage = 32 sq.m/346 sq.ft
Total = 348 sq.m/3754 sq.ft



First Floor



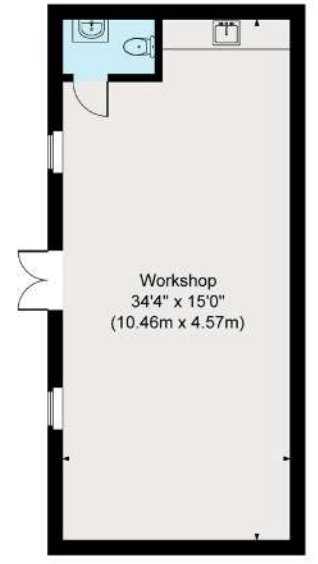
Garage



Ground Floor



Annex



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted
to tell you more.

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