

Welholme

Levedale, Stafford, ST18 9AH

John
German





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£1,350,000

A truly outstanding and exceptionally spacious detached house, having the benefit of a large garden and paddock extending to approx. 2.3 acres. There are wonderful views to both the front and rear aspects, to the rear there is The Wrekin in the distance and to the front Cannock Chase in the distance. Gated drive in addition to further gates providing an ideal area to keep a boat or caravan.

There is an enclosed porch which opens into an impressive reception hall with stairs gracefully rising to the first floor. Cloakroom with WC and wash basin. An elegant and well-proportioned lounge which features an inglenook fireplace with cast log burner. Double doors open into a lovely garden room which has outer doors opening onto the sun terrace and internal doors to the formal dining room. There is a separate study and an excellent farmhouse style dining kitchen which has an extensive range of units and a brick fireplace which is ideal for a range style oven and there is also large walk-in pantry. Utility room with further cupboards and space and provision for a washing machine.

Spacious first floor gallery landing with large walk in storage cupboard and a separate linen cupboard. There are four double bedrooms and all of which enjoy fine views, two of the bedrooms are ensuite and one of which is currently used as a first floor sitting room with double French style doors opening onto a balcony and a feature stained glass window to the side. Fully tiled family bathroom with bath, shower, WC and a wash basin.

From the utility there is a side porch which also gives access to the excellent garage which has two remote doors and can house two or three cars. There is a lobby with WC off and stairs to the first floor where there are three loft rooms which provide excellent home office or gym spaces and there is also a wet room with shower, WC and a wash basin.

Outside: The house stands well back from the road beyond an impressive, gated entrance and leads to a spacious drive which can park numerous cars. Lawns which also incorporate a large fishpond. Further double gates leading to a secluded area ideal for the storage of a caravan or boat. Substantial greenhouse on brick base.

To the rear of the house lies a delightful large sun terrace which has a superb outdoor enclosed kitchen with BBQ. There is a half-height retaining wall and steps up to a slightly elevated and extensive lawn which has a summer house and tractor store. An opening leading to the paddocks which also have a separate tractor store. Overall plot size extends to approx. 2.3 acres.

Location: Whilst occupying a truly outstanding rural location, the property is approximately a 10-minute drive from junction 14 M6 and Stafford has an excellent intercity railway station where there are regular services to London Euston and some of which take only 1 hour and 10 minutes. There are also a variety of amenities at Penkridge again including a railway station.

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

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

(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/>

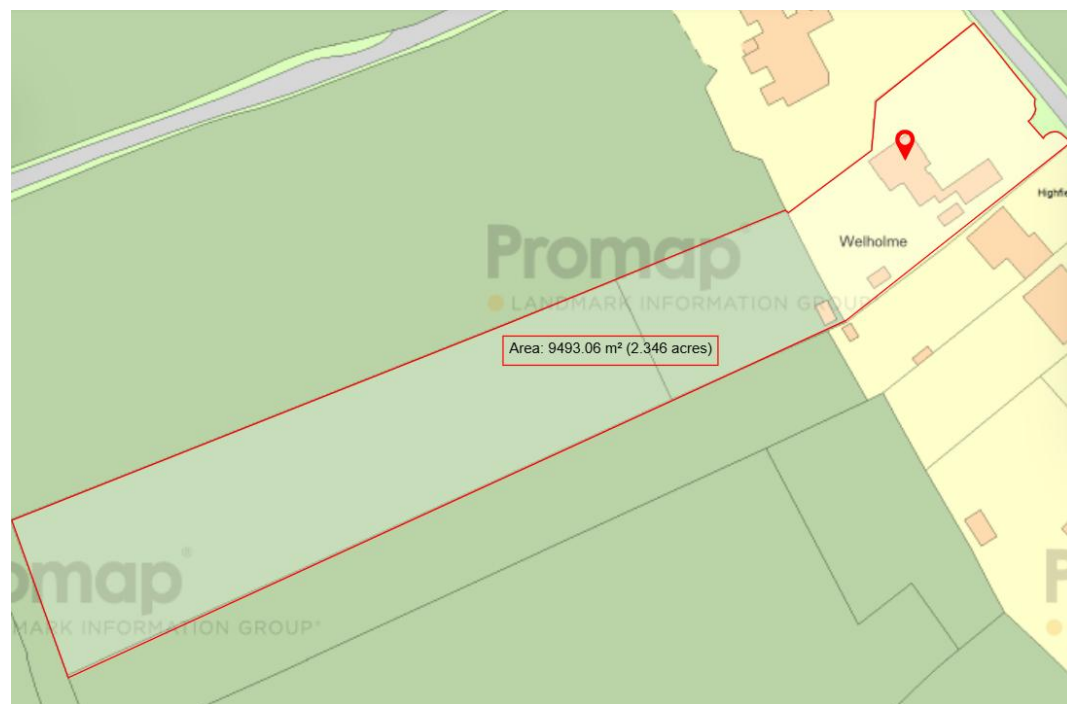
Local Authority/Tax Band: South Staffordshire Council / Tax Band G

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

Our Ref: JGA14092026

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John German





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Approximate total area⁽¹⁾

365.7 m²
3939 ft²

Reduced headroom

2.7 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Agents' Notes

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