

The Paddock

Coton, Gnosall, Stafford, ST20 0EQ

John German

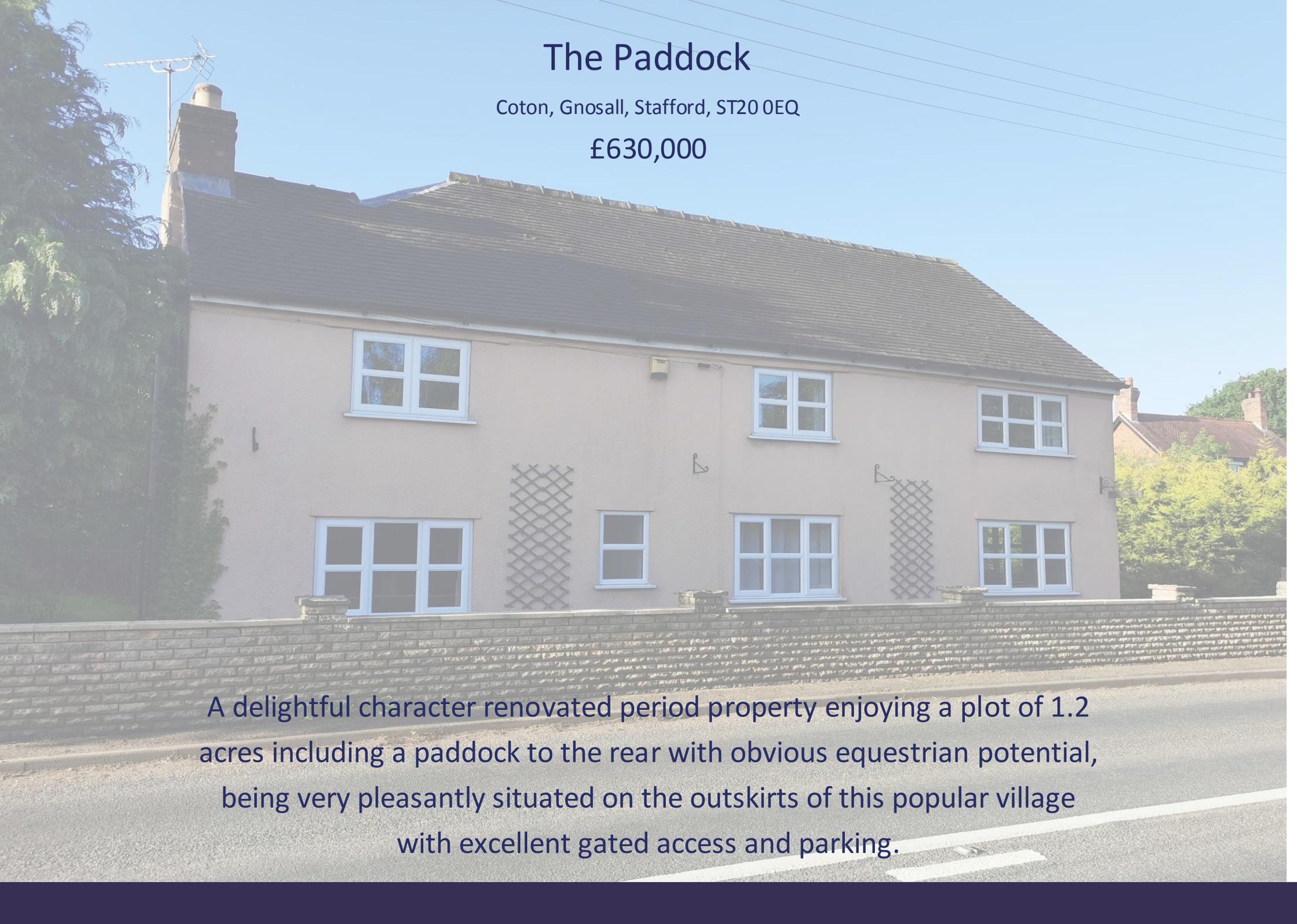




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Coton, Gnosall, Stafford, ST20 0EQ

£630,000



A delightful character renovated period property enjoying a plot of 1.2 acres including a paddock to the rear with obvious equestrian potential, being very pleasantly situated on the outskirts of this popular village with excellent gated access and parking.

There is a uPVC double glazed entrance door complimenting the overall uPVC double glazing, leading into a hallway with a tiled floor, and in turn a glazed door opening into a very spacious and light dining room which has a lovely oak floor and three double glazed roof lights over, together with garden facing windows. Off this is a utility room which houses the LPG boiler and has plumbing for a washing machine.

A square opening at the far end of the dining room opens into an attractive character lounge which has slate tiled flooring, brick fireplace with inset wood burner, exposed beam and internal glazed door leading to the entrance hall which has a laminate floor, door leading to the side drive with stairs off and cupboard below. There is a further inner hall having tiled floor and giving access to a cloakroom WC.

To the front of the property is an attractive snug which has quarry tiled flooring, brick fireplace with inset wood burner and exposed beams. Next to this is a useful boot room with quarry tiled floor and a further sitting room which has laminate flooring, a fireplace recess with part panelled wainscot and exposed beams. This in turn adjoins the extensive breakfast kitchen which is attractively fitted with a range of oak base units, drawers and wall units surmounted by oak block worktops with twin inset Belfast sinks and mixer taps with tiled splashbacks. There is a Rangemaster cooker to recess with extractor hood over, slate tiled floor and an integrated dishwasher.

To the first floor, there is a landing with built in storage cupboards and airing cupboard. The master bedroom has laminate flooring and a fireplace with ornamental enamel stove adding character, together with a contemporary tiled en suite facility with shower in glazed enclosure, wash hand basin, WC, chrome heated towel rail and tiled flooring.

There are three further individual double bedrooms, each having their own character, one with a fireplace and additional built-in storage. These are served by a bathroom which has an attractive freestanding roll top slipper bath with mixer tap and shower attachments, low level WC, pedestal wash hand basin and separate tiled shower with glazed enclosure and tiled flooring.

The property is set on a plot of 1.2 acres with good road frontage having two driveways with gated access leading to extensive parking and turning space, flanked by lawns and mature borders and tree screening. There are gardens to both sides and the rear. Ample space exists for parking and storing caravans or horseboxes and the like. There is a large decking patio to the rear with balustrade and an excellent log cabin with power which could make a wonderful gym, garden party room or working from home opportunity. Beyond the garden, there is access to a paddock which is approximately 1 acre and enclosed by hedging and fences. There is an existing large timber storage shed which could be converted for equestrian use if desired.

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

Please note: We understand the property was under pinned in the 1980's.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG 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: Stafford Borough Council / Tax Band F

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

Our Ref: JGA/03062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2132 ft²
197.9 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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