



Little Hollow, Pool Lane, Brocton, Stafford

Offers In Region Of £625,000

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Little Hollow, Pool Lane, Brocton, Stafford

Lee Cooke Personal Estate Agents presents this beautifully presented and highly deceptive detached residence, set in the popular and sought-after area of Brocton. Approaching from Brocton, the property is accessed via a left-hand entrance just before Deer Hill, offering privacy and a sense of exclusivity.

The property features a gated car parking area to the front with a garage to the side, providing ample parking and storage. The rear gardens are truly idyllic, with multiple terraced seating and entertainment areas, including lower-level patios, and a charming sitting area, all framed by stunning countryside views. **The gardens also offers potential for extension to the rear and side, subject to relevant permissions.**

Inside, the property opens to a welcoming entrance hall with large storage area and a wonderful lounge featuring an Ingle Nook-style fireplace. The lounge flows seamlessly into an adjoining garden-view dining area, perfect for entertaining. The fitted breakfast kitchen provides a practical and stylish space for family life, complemented by a ground-floor shower room, a utility/hobby room, and a spacious garage with upper storage area.

Upstairs, the landing leads to three generously proportioned double bedrooms and a fitted family bathroom. The property also benefits from a fitted alarm system for added peace of mind.

This exceptional home combines charm, practicality, and idyllic rural views in one of Brocton's most desirable locations. Early viewing is strongly recommended to fully appreciate the lifestyle this property offers.





Entrance Hall

The property is approached via an original oak and part-glazed door, leading to a welcoming entrance hall. The space features a telephone point, feature parquet flooring, large understairs storage, and a striking kite-shaped oak staircase rising to the first-floor landing. Internal glazed doors provide access to the principal rooms, while spotlights, a smoke alarm, and central heating radiators complete the hall.

Evening Lounge – 22'5" into bay x 14' max / 12' min

A beautifully proportioned lounge with a central Ingle Nook-style fireplace featuring a dwarf brick surround and remote-control electric living flame effect fire. The lounge has a coved ceiling, spotlights, two radiators, and a glazed door linking to the entrance hall. An archway leads seamlessly into the adjoining garden-view dining area.



Garden-View Dining Area – 14'4" into bay x 9'

This charming dining area features a floor-to-ceiling double-glazed window overlooking the stunning rear garden and countryside beyond. Spotlights, cove ceiling, and a central heating radiator add to the inviting ambiance. A glazed opening connects directly to the breakfast kitchen.



Breakfast Kitchen – 15'1" x 12'6"

The fitted kitchen offers stunning garden and countryside views via a double-glazed window. It is equipped with a selection of cottage-style wall and base units with wooden knobs, feature oak worktops, a breakfast bar, oak splashbacks, under-unit lighting, and a carousel corner storage unit. Appliances include a freestanding stove with extractor hood, integrated Bosch dishwasher, and integrated fridge. Additional features include a 1½ bowl ceramic sink, spotlights, a central heating radiator, and a rear access door with underfloor heating leading to the patio.

Ground Floor Shower Room

Comprising a walk-in shower area, low-flush toilet, wall-mounted wash basin, tiled flooring, extractor fan, and a heated tile rail.



First-Floor Landing

A spacious landing with oak stairs, two storage cupboards (one housing bookshelves), loft access with boarding, a double-glazed window to the front, and doors leading to the bedrooms and bathroom.

Bedroom 1 – 15'1" x 11' into wardrobes

A generous principal bedroom with double-glazed windows to the front and rear, offering stunning garden and countryside views. Fitted wall and base units with extra internal storage, matching drawers, a dresser, and side tables. Central heating radiator.

Bedroom 2 – 12'2" x 10'8"

Double-glazed windows to the rear and side, providing garden and countryside views, cove ceiling, central heating radiator, and fitted storage.



Bedroom 3 – 12'2" x 9'9"

Double-glazed window to the front, fitted dresser and drawer set, recess spotlights, and central heating radiator.

First-Floor Bathroom

A contemporary suite with a walk-in shower, wash basin set in vanity unit, low-flush toilet, tiled walls and floor, cove ceiling, heated tile rail, and spotlights.

Garage – 16'3" x 10'3"

Spacious garage with sliding doors to the front, rear access to the utility/hobby room, wall-mounted Worcester boiler, upper storage area, lighting, and a boarded inspection pit.





Front Garden

The property is approached via a large cobbled driveway providing ample parking. The garden features a lawned area with mature trees, plants, and shrubs, security lighting, and a gated entrance leading to rear access and the garage.

Rear Garden

The rear garden is a true highlight, with **raised terraced areas**, a feature rest canopy, **remote-control dual awnings**, steps and stepping stones leading to beautifully landscaped lawned areas. The garden showcases a wide selection of trees, flowers, and shrubs, a passing stream with ornamental bridge, stone dwarf walling, an external water tap, side water butts, side storage, and a gate to the front. There is also a wooden potting/art shed with glazed windows and rear access. The garden offers **stunning countryside views** and potential for extension to rear and side, as well as further terraced entertainment areas, all subject to relevant permissions.

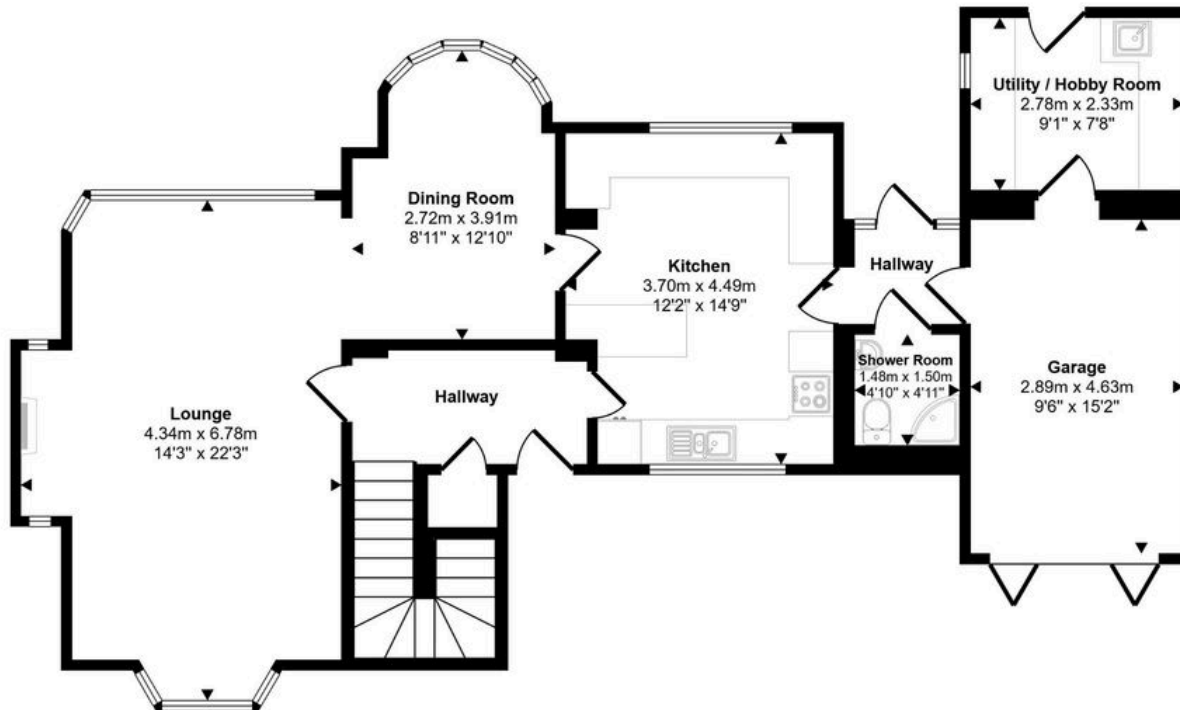
Additional Features

- Fitted alarm system
- Extension potential (subject to permissions)
- Remote-control dual awnings to rear
- Viewing is highly recommended to fully appreciate the condition, setting, and landscaped gardens of this exceptional family home.

Utility / Hobby Room – 9' x 7'8"

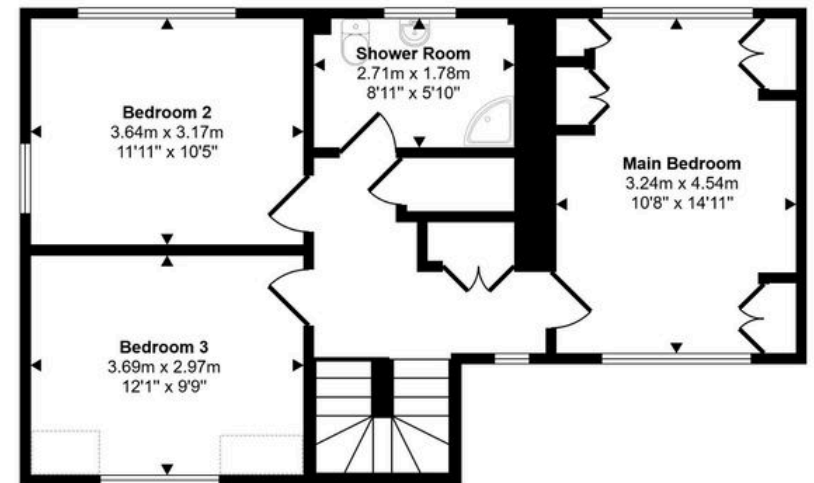
Versatile in its use, this room offers plumbing for an automatic washing machine, a fitted sink and base unit, tiled walls and flooring, a double-glazed window to the side, and direct access to the rear garden.

Approx Gross Internal Area
146 sq m / 1573 sq ft



Ground Floor
Approx 89 sq m / 961 sq ft

Denotes head height below 1.5m



First Floor
Approx 57 sq m / 611 sq ft