

The Old Post Office

Copmere End, Stafford, ST21 6EW

John 
German





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£475,000

The Old Post Office is a charming country cottage nestled within a quiet hamlet of Copmere End occupying a generous plot with land extending to approximately 0.38 acres, including private paddocks and a stable block/outbuildings.



Copmere End is widely regarded as one of Staffordshire's most desirable rural locations, offering a strong sense of community, open views, and direct access to quiet country lanes, walking routes and bridleways. The thriving market town of Eccleshall is only a short drive away and offers an excellent range of independent shops, cafés, restaurants and traditional pubs. Stafford provides wider retail and leisure facilities, together with direct rail services to London, Birmingham, Manchester and Liverpool, while the M6 motorway ensures convenient access to major employment centres across the region.

The Old Post Office offers a rare combination of a character cottage, land, stabling and an exceptional countryside setting, and represents a wonderful opportunity to enjoy the very best of rural Staffordshire living without sacrificing convenience. Upon entering the home, you are greeted by a spacious dining room with a tiled flooring, log burning stove, windows to the front, rear and side aspects and access into the other reception room and kitchen. The cosy living room comprises of a tiled flooring, window to the front aspect, stairs rising to the first-floor landing and a wood burning stove. Internally, the accommodation is both welcoming and versatile, featuring three well-proportioned bedrooms, two doubles and one smaller single bedroom currently used as a home office, all of which are serviced by the family bathroom. Character features are evident throughout, including cottage-style detailing, a Cotswold stone fireplace and two attractive wood-burning stoves that create warmth and atmosphere. A well-appointed fitted kitchen complements the property's period charm, while the bright orangery provides an additional reception area with access out to the courtyard garden and a door leading into the boot room and guest WC.

Outside, the lifestyle offering is equally impressive. A private courtyard garden provides the perfect space for outdoor entertaining, while the paddocks, stable block and useful outbuildings present excellent opportunities for pony owners, hobby farming, workshops, or additional garaging. Ample off-road parking is provided via a spacious driveway. Occupying a generous plot of approximately 0.38 acres, including two private paddocks, this beautifully presented home enjoys delightful countryside views and an idyllic setting surrounded by the rolling Staffordshire countryside. The property combines the peace and tranquillity of rural living with excellent connectivity, making it an ideal choice for families, professionals, downsizers and equestrian enthusiasts alike.

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:** Off road **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 D

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

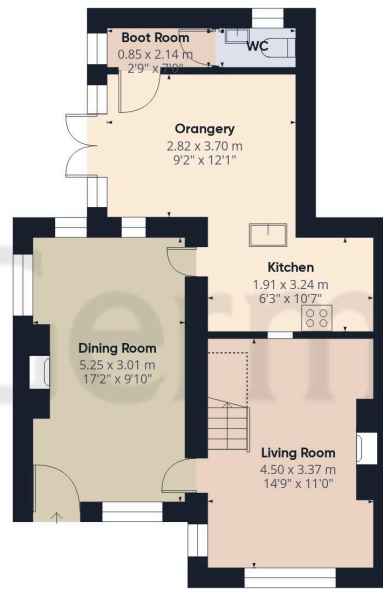
Our Ref: JGA08062026

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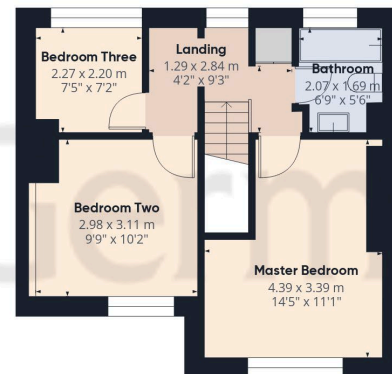
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

86 m²
925 ft²

Reduced headroom

1.1 m²
12 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.

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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.

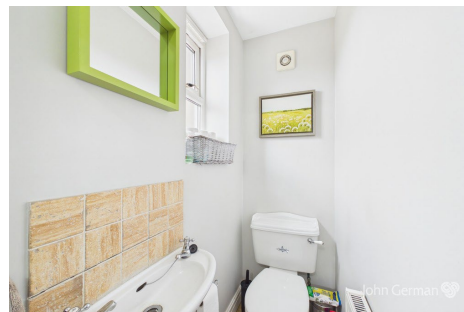
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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