





This beautifully presented and spacious detached family home offers versatile accommodation ideal for modern living, set within approximately 0.75 acres of land in a beautiful rural setting, yet still conveniently close to all the amenities that Eccleshall has to offer.

The property is entered via a welcoming porch leading to a central reception hallway with a feature cast iron log-burning fireplace. The ground floor provides a range of reception spaces including a dining room with exposed beams, a generous lounge with bay window and patio access, a comfortable sitting room, and a versatile family room with bi-fold doors opening onto the rear patio. The impressive open-plan kitchen and dining area forms the heart of the home, fitted with quality units, granite work surfaces and a Rangemaster cooker, with a glazed lantern roof and French doors allowing an abundance of natural light. A utility room and cloakroom WC complete the ground floor.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with dressing room and en-suite shower room, together with a family bathroom featuring both bath and separate shower. Bedrooms to the rear enjoy pleasant views over the gardens and surrounding countryside, further enhancing the appeal of this impressive rural home.

Eccleshall is a town to the north west of Stafford and south west of Stone in Staffordshire. It offers numerous shops, pubs and restaurants. The A519 runs through the town, and junction 14 of the M6 motorway is approx. five miles to the south. Stone and Stafford both have railway stations and offer a full range of facilities and amenities.



Porch

Accessed via a uPVC double glazed entrance door with matching uPVC double glazed windows to the front and side elevations. Featuring tiled flooring and an internal PVC door leading through to the main reception area.

Reception Hallway

A welcoming central space with staircase rising to the first floor landing. Features a focal point cast iron log-burning fireplace, central heating radiator and telephone point. Internal doors provide access to the principal ground floor rooms.

Dining Room

A charming reception room with a uPVC double glazed window to the front elevation, central heating radiator and telephone point. Character is added through exposed ceiling beams, and an open aspect leads through to the sitting room.

Sitting Room

An area perfect for relaxation, offering dual aspect views to front and side elevations. Perfect use for a reading area having central heating radiator and door leading to:

Lounge

A spacious and comfortable living area centred around a bespoke cast iron log-burning fireplace with tiled surround and hearth. A large uPVC double glazed bay window to the rear elevation enjoys pleasant views over the garden, complemented by a further window to the front and a uPVC double glazed door opening onto the rear patio. Additional features include two central heating radiators, wall lighting and TV aerial points.







Kitchen/Diner

Undoubtedly the heart of the home, this impressive open-plan space is ideal for modern family living and entertaining. The kitchen is fitted with a range of matching base and eye-level units, display cabinets and granite drop-edge work surfaces with complementary tiled splashbacks. Integrated appliances include a 1½ bowl composite sink with mixer tap and a focal point Rangemaster cooker with matching extractor hood. There is additional space for freestanding appliances and a central heating radiator. The raised dining area benefits from a striking glazed lantern roof which floods the space with natural light, along with uPVC double glazed French doors opening onto the rear patio.



Utility Room

Practical and well-appointed, with a uPVC double glazed window to the front elevation. Fitted with matching base and eye-level storage units, work surfaces and a stainless steel sink with mixer tap. Plumbing and space for under-counter appliances, housing for the Worcester oil-fired central heating boiler, ceiling spotlights and carbon monoxide detector. Internal door leads to:

Cloakroom/W.C.

Fitted with a low-level WC and contemporary floating wash hand basin with mixer tap. Complementary tiling to the walls and floor, central heating radiator, extractor fan and housing for the electrical consumer unit.

Family Room

A versatile reception room offering flexible use, currently utilised as a music room but equally suitable as a study, home office or playroom. Featuring a uPVC double glazed window to the front elevation, central heating radiator and bi-fold doors opening onto the rear patio.



Landing

A spacious landing area with thermostat control and smoke alarm, providing access to the loft via a loft hatch. Internal timber latched panelled doors lead to the following rooms.

Bedroom One

A beautifully presented principal bedroom featuring a wide UPVC double-glazed window to the rear elevation, perfectly framing panoramic views across the surrounding gardens and open fields—an idyllic outlook to wake up to. A further double-glazed window to the side elevation enhances the natural light. The room benefits from a central heating radiator, LED downlighting, TV aerial points, and an extensive range of fitted wardrobes spanning the full width of the eaves, providing excellent storage.

Dressing Room

Accessed from the principal bedroom, the dressing room includes a central heating radiator and a range of built-in wardrobes with mirrored fronts, offering hanging rails and shelving. An internal door leads through to the en-suite.

En-suite Shower Room

With a UPVC double-glazed window to the rear elevation, this stylish en-suite features a three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a shower cubicle with electric shower. Complementary wall tiling, a chrome heated towel radiator, ceiling spotlights, and an extractor fan complete the space.



Bedroom Two

A generous double bedroom with two UPVC double-glazed windows to the rear elevation overlooking the attractive garden and countryside beyond. The room benefits from two central heating radiators and a range of fitted mirrored wardrobes with hanging rails and shelving.

Bedroom Three

A comfortable bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Bedroom Four

Another well-proportioned bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator.

Family Bathroom

With a UPVC double-glazed window to the front elevation, the family bathroom is fitted with a four-piece suite comprising a low-level WC, wash hand basin with mixer tap, bath with shower attachment, and a corner shower cubicle with wall boarding. Additional features include ceiling spotlights and a central heating radiator.

Outside

Set within a truly enviable plot or circa 0.75 acre, the exterior of this property is a standout feature, offering an expansive and beautifully maintained garden that backs onto stunning, far-reaching countryside views. The grounds are thoughtfully zoned to provide a perfect balance of open lawn, productive gardening areas, and sophisticated entertaining spaces.

The rear garden is primarily laid to a vast, manicured lawn, framed by established hedgerows and post-and-rail fencing separating the parking area and plot. A charming brick-built outbuilding with a pitched roof adds character and provides excellent external storage, while a secondary timber shed offers further practicality.

Directly accessible from the living areas, the garden features a multi-level paved sun terrace, perfectly positioned for al fresco dining and summer gatherings. This area is defined by attractive low-level brick walls and stone steps, creating a beautiful spot for a barbecue and outdoor lounge furniture, all while enjoying the peaceful rural backdrop.

For those with a green thumb, the garden offers an abundance of potential, ideal for hobby home-grown produce and domestic family use. The entire plot is wonderfully private, with a gravel driveway to the side providing substantial off-road parking for multiple vehicles and neighbouring onto sprawling arable fields.















Floor 0



Floor 1



Approximate total area^m

196.7 m²

2118 ft²

Reduced headroom

3.5 m²

38 ft²

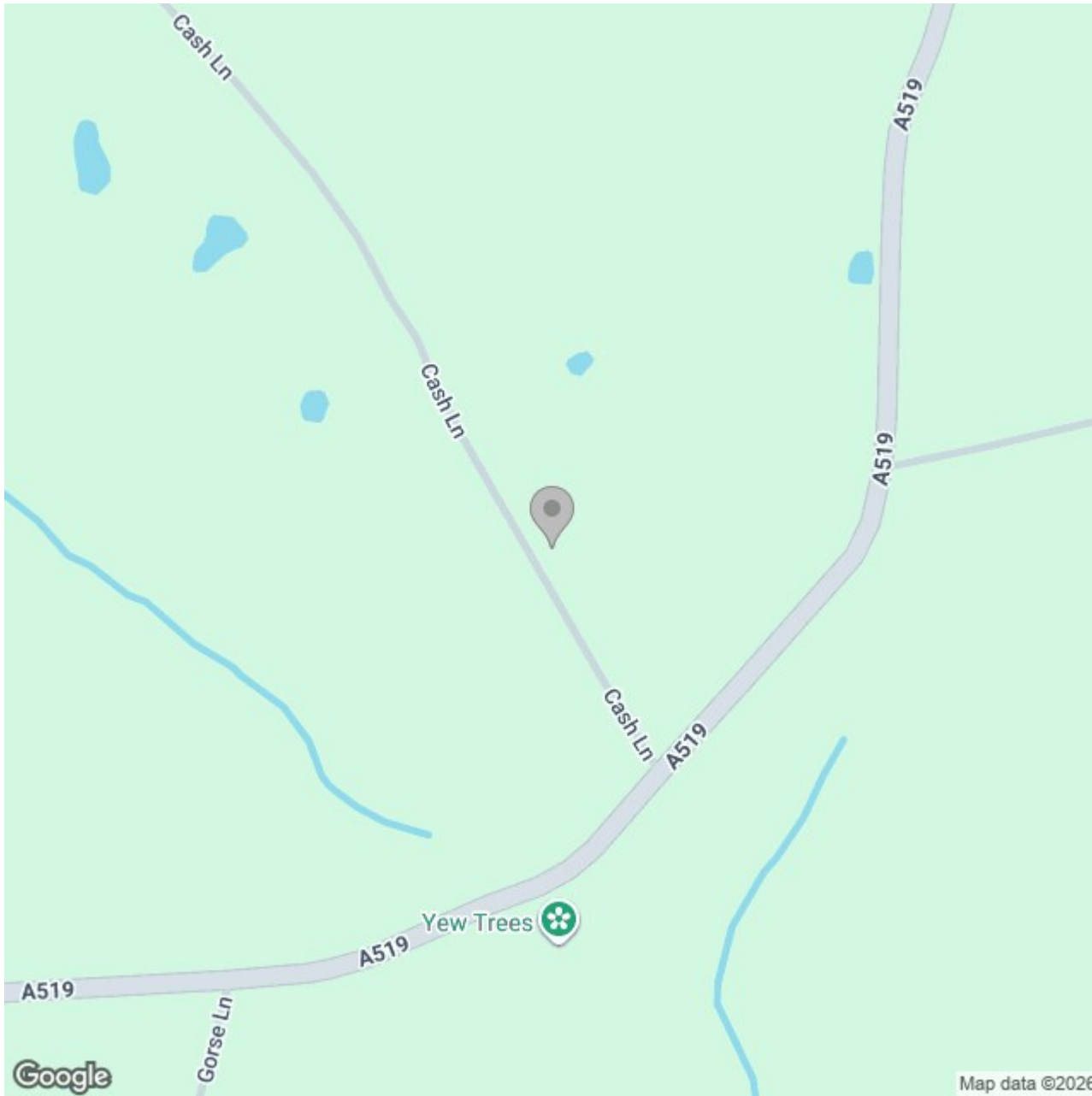
(1) Excluding balconies and terraces

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	