



Penk House  
Water Eaton Lane | Penkridge | Stafford | Staffordshire | ST19 5QE

# PENK HOUSE

*Penk House is a modern well-presented detached residence situated near the market town of Penkridge and close to the county town of Stafford. The accommodation comprises of 5 bedrooms 4 bathrooms and 3 receptions and presented to a high standard with outstanding views over open fields as well as a double garage and off-road parking. In summary a spacious family home situated in a quiet tranquil location.*



# GROUND FLOOR

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On entering Penk House you appreciate immediately the quality and high presentation of this spacious family home. This is seen in the entrance hall with Amtico flooring complimented by the light and neutral décor. To the left a handy office is ideal for those homeworkers as is the downstairs cloakroom on the other side of the hallway. The dining room sits off the hallway and is ideal for those formal social occasions and is naturally light, with dual aspects to the side and bay frontage. The added benefit of the internal floor to ceiling Crittall style double doors to the living room allowing an abundance of light to flood in. With these doors open, a more open plan layout provides a modern touch and leads into the living room where a more relaxed ambiance ensues in the spacious surroundings. The living room has a pleasant balance of cosiness with the fireplace as the focal point and perfect for winter nights but spacious and light with the bi-fold doors allowing a natural flow to the enclosed patio and rear gardens in the summertime. You are naturally drawn to the Kitchen/Breakfast room due to its size and great views over the rear gardens. As well as having all the modern appliances you would expect for everyday living, the central island is a natural place to have an informal chat and a coffee with family or friends. The Kitchen arera opens to a large dining and living area, including a log burner, with the relaxed surroundings complimented by the views over the rear gardens via the bi-fold doors. A separate utility room off the breakfast area completes the downstairs accommodation.













# SELLER INSIGHT

“The property is in a great location,” say the owners of Penk House. “Rural with fantastic views in every direction and surrounded by fields, yet you’re only minutes from everything you need.”

Set along a quiet lane just outside Penkridge, this substantial detached home was built in 2002 and has been carefully enhanced over the past 23 years. “It started as a traditional brick house, but we’ve evolved it over time to suit modern family life,” they explain. “Every addition has been about improving how we live day to day, while making the most of the garden and the views.”

A series of thoughtful extensions has transformed the living areas. “We extended the kitchen, lounge and dining room, all with bi-fold doors opening onto the garden,” they note. “It completely changed the feel of the house – there’s a real connection between inside and out now, especially in the summer.” More recent additions include a gym and a double garage with a TV and pool room above. “It gives the house a really sociable, versatile feel,” they add.

The house is arranged over three floors, with five bedrooms and four bathrooms. “There’s plenty of space for everyone,” they say. For the owners, daily life has revolved around both comfort and convenience. “It’s a brilliant house for bringing up a family,” they explain. “There’s so much space, inside and out, and it works just as well for quiet evenings as it does for larger gatherings.”

The outdoor space is a defining feature. “The garden is just under half an acre, mainly laid to lawn, so it’s incredibly easy to enjoy,” they say. “We also have two large patios, which are perfect for entertaining or just sitting out and taking in the sunsets.” Privacy is another key draw. “The house sits in its own plot behind electric gates, and the nearest neighbours are over 200 yards away,” they add. “Everyone is friendly, but you still have that real sense of space and seclusion.”

Despite its rural feel, connectivity is excellent. “We’re about five minutes from the M6, two minutes from the station and 15 minutes from Stafford,” they say. “From Stafford Station, you can be in London in an hour and fifteen minutes, and Manchester in an hour. Birmingham airport is also only 40 minutes away by car, so it’s ideal for commuting while still enjoying the peace of the countryside.”

“There is also an excellent range of schools, both private, grammar and state in the local area.

“We’ll miss everything, if we’re honest,” they reflect. “The views, the sunsets, the space – it’s a very special place to call home.”\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

# UPSTAIRS

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## FIRST FLOOR

The first floor, like the ground floor is spacious light and airy and complimented by the neutral décor.

There are 4 bedrooms, all doubles and are presented to a high standard, with bedrooms 2 and 3 benefiting from having their own en-suite facilities while the modern and spacious family bathroom caters for the remaining bedrooms.

## Second Floor

The second floor accommodates the master bedroom which is substantial in size, dressing room including fitted wardrobes and the master en-suite, all of which are presented to a high standard.











## GYM AND GAMES ROOM

An internal passageway from the utility leads through to gym and double garage while a staircase leads to the games room, which also has its own separate wc.







# OUTSIDE

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## OUTSIDE

The gardens to the rear are mainly laid to lawn and are child friendly with patio areas adjacent to the rear of the property and offer outstanding views over open fields. To the front there is the double garage and off-road parking for multiple vehicles behind electric gates.





## LOCATION

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Penk House is situated close to the market town of Penkridge and in easy reach of the county town of Stafford. Access to train stations is via Stafford or Penkridge and with easy reach to London within 1 hr 30 mins, Birmingham 30 mins and Manchester 1 hour.



# INFORMATION



## Services

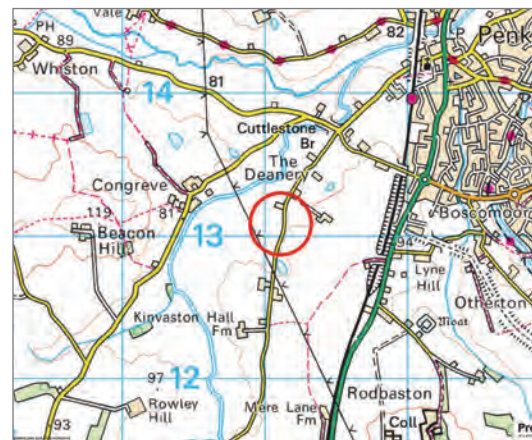
Utilities – Oil fired central heating and sewage treatment plant  
Mobile Phone Coverage – 4G and 5G  
Broadband Availability – 51 mbps superfast broadband  
Special Note – none  
Tenure – Freehold  
Local Authority: Stafford Borough Council  
Council Tax Band: G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number +44(0)1889 228 080

## Opening Hours:

Monday to Friday	8.00 am – 8pm
Saturday	9.00 am - 4.30 pm
Sunday	9.00am - 4pm



*Offers over £1,250,000*

**Penk House, Water Eaton Lane, Penkridge, Stafford**

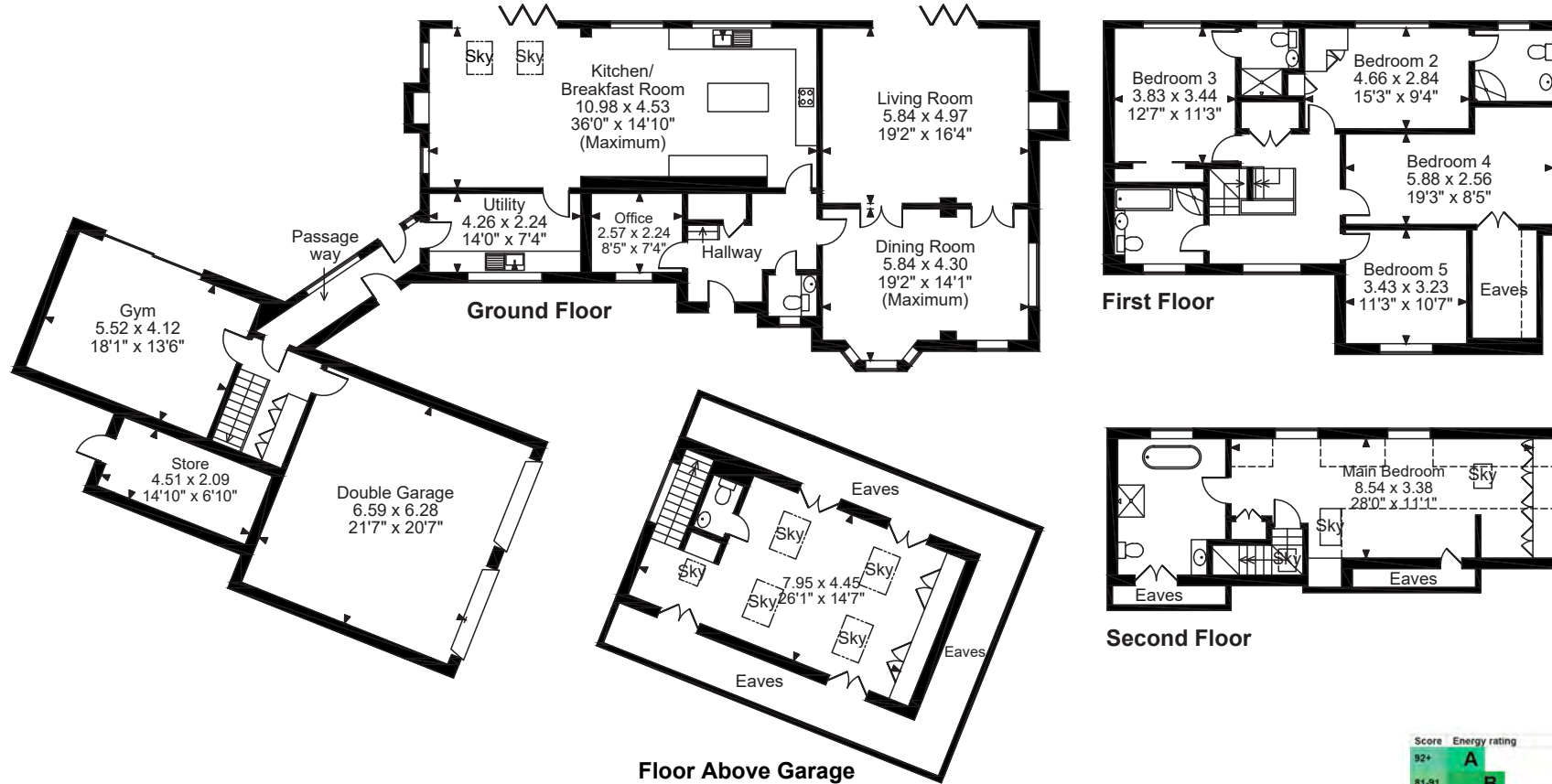
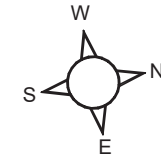
**Approximate Gross Internal Area**

**Main House = 3534 Sq Ft/328 Sq M**

**Double Garage = 445 Sq Ft/41 Sq M**

**Store = 101 Sq Ft/9 Sq M**

**Total = 4080 Sq Ft/378 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate

□ □ □ □ Denotes restricted head height

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



PENK HOUSE

# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**KARL RUSK**  
PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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