



MUSE HOUSE

2 Josiah Drive, Barlaston, Staffordshire, ST12 9FN



A PROMINENT AND SPACIOUS 5-BEDROOM DETACHED HOUSE

A prominent and spacious 5-bedroom detached house on the desirable Wedgwood Estate

   EPC
5 4 2 B

Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, gas, and drainage.

Guide Price: £1,075,000



MUSE HOUSE

Set within the desirable village of Barlaston, Muse House is set on the Wedgwood Estate. With delightful and mature gardens, the Wedgwood Estate abuts Barlaston village and offers its own sense of community including the cricket club, Lunar restaurant, and Wedgwood tea rooms as well as World of Wedgwood itself. The village itself offers shops, hairdressers and 3 public houses serving excellent food and drink. The thriving canal town of Stone is approximately 4.4 miles away and offers a range of local shops and restaurants. There is a regular Farmers Market, and various events take place such as The Stone Festival in June and Stone Food and Drinks Festival in October. The Trentham Garden Estate is approximately 3.4 miles away and offers delightful walks, boat trips, and plenty of shops and restaurants to choose from, along with an extensive diary of events, whilst Trentham Golf Club which is an Open Championship Qualifying course and one of the finest in Staffordshire is close by.



THE PROPERTY

A substantial and well-proportioned detached home, Muse House occupies a discreet position on Barlaston's Wedgwood Estate, built in 2019 by David Wilson homes.

Extending to over 3,500 sq. ft, Muse House offers an excellent balance of formal reception rooms and practical day-to-day living space, creating a versatile and highly functional layout. Set behind a private frontage with driveway parking and a detached double garage, the house presents a balanced and attractive appearance. The front door opens into a grand central entrance hall with feature staircase, from which the principal ground floor accommodation radiates. There is a useful storage cupboard and guest WC off.

The sitting room is a particularly impressive space, extending to over 22 ft, enjoying good natural light, open fire and providing an excellent setting for both formal entertaining and everyday living including French doors to the garden. The dining room mirrors this scale and is well positioned for hosting, with direct access outside and back to the entrance hall.





The kitchen/breakfast room forms a key part of the house, offering generous proportions and ample space for informal dining and family life. There is a range of wall and floor cabinetry, all set beneath a solid worksurface, and incorporating a range of appliances including full height fridge, full height freezer, dishwasher, pair of ovens, pair of combination ovens, wine fridge, and gas hob. This area is supported by a separate utility room, while a snug provides an additional reception space suited to family use. A dedicated study completes the ground floor accommodation, offering a quiet and practical space for home working.

The staircase rises to a spacious galleried landing which provides access to well-balanced bedroom accommodation.

The principal bedroom suite is arranged to one side of the house and incorporates a generous bedroom, dressing area and en suite facilities, with the added benefit of access to a private balcony.





A second bedroom suite also benefits from its own dressing room and en suite, creating an ideal guest space.

There are three further well-proportioned bedrooms on this level, all with fitted wardrobes, including one with a Juliet balcony and en suite, while the remaining two share a family bathroom with a separate shower.





GARDENS AND GROUNDS

The property benefits from a private setting with surrounding gardens and outdoor space arranged for ease of maintenance and enjoyment. The grounds provide a pleasant backdrop to the house and offer scope for outdoor dining, relaxation, and family use. A detached double garage and driveway parking further enhance the practicality of the property.





LOCATION

Muse House is well placed for access to the regional road network with the A50 being within easy reach and providing a link to the M42, M1 and M6. Junction 14 and 15 of the M6 are only a short distance away and offer speedy access to both Manchester and Birmingham. Train services run to London from Stoke on Trent, Derby, Lichfield, and Birmingham International. Stafford station offers intercity services to London Euston in as little as 1 hour 16 minutes.

There is an excellent range of schooling within the area including Denstone College, Abbotsholme School, Newcastle-under-Lyme School and Yarlet.



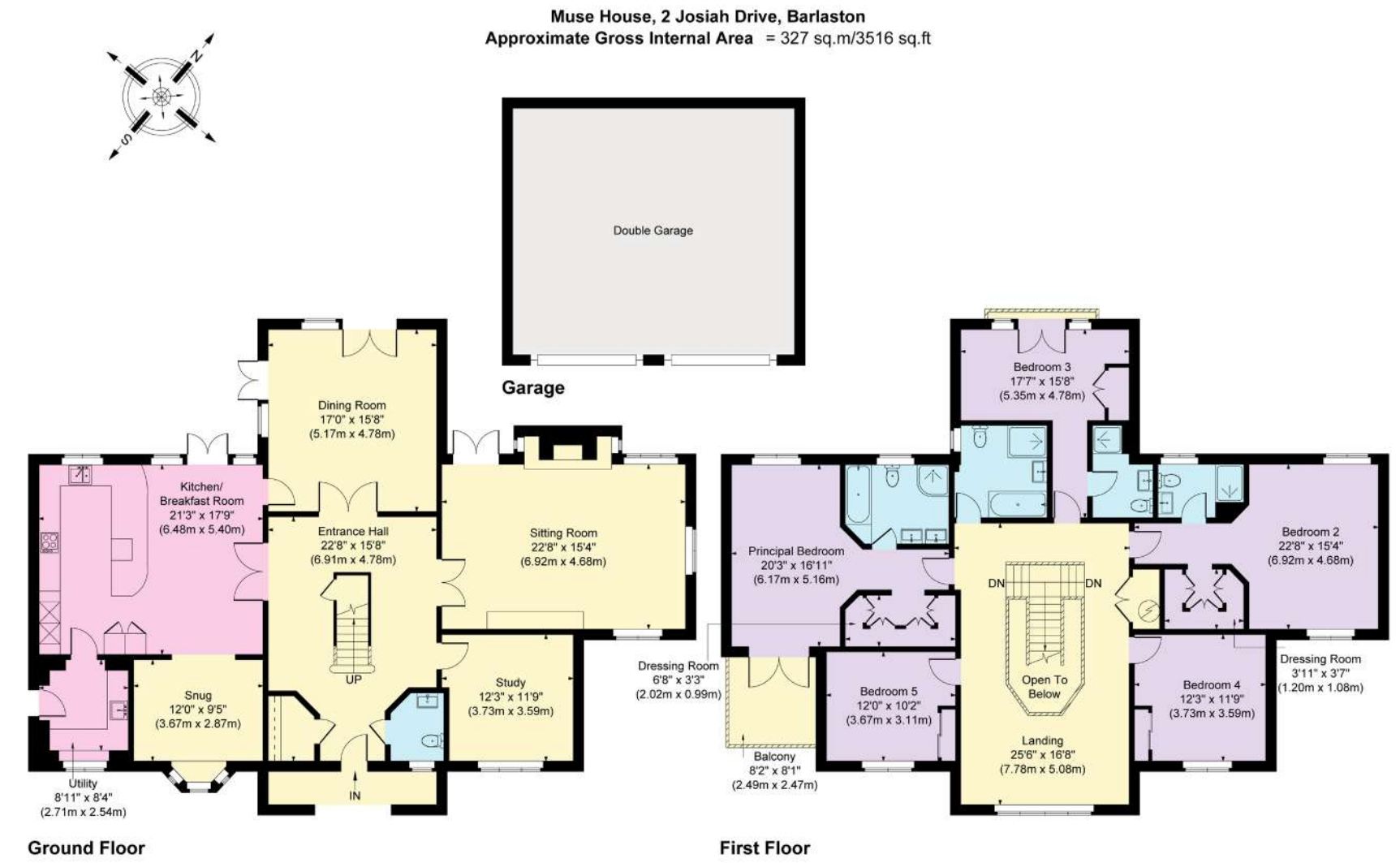


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We would be delighted
to tell you more.

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