



Fowey House
Hopton | Staffordshire | ST18 0AW

FOWEY HOUSE

Fowey House is a modern detached residence situated in the village of Hopton, close to the county town of Stafford. The accommodation comprises of 5 bedrooms, 4 bathrooms and 3 reception rooms all presented to a high standard, with manicured rear gardens, a double garage and off-road parking. In summary, this property a spacious family home situated in a quiet village location.



GROUND FLOOR

On entering Fowey House you start to appreciate the spacious entrance hall with its light and airy ambiance that continues throughout this family home. The neutral décor offers much to the surroundings and this includes the substantial drawing room with the fireplace being the focal point of the room. This is a very sociable room and a great place to entertain guests and enjoy the elevated views over the front garden. Double doors lead through to the dining room and is ideal for formal entertaining with lovely views to the rear garden and again encompass the natural light ambiance complemented by the neutral décor. Off the dining room and entrance hall the kitchen/breakfast room is modern and well presented with all the appliances you would expect for everyday living with the central island being the focal point of the room and a great place to congregate around with family or friends for an informal chat. As well as being light and airy French doors lead out to the rear garden. A very useful separate utility room sits off the kitchen. Off the entrance hall the sitting room positions itself looking over the front terrace and with elevated views offering an abundance of natural light via the double sliding doors leading out onto the terrace area, perfect for the summertime. The focal point within the room is the fireplace and an ideal spot to cozy up to on those cold winter nights. A downstairs cloakroom off the entrance hall completes the downstairs accommodation.









SELLER INSIGHT

“Fowey House has been our home for the past 26 years. From the moment we found it, it was the location and the feeling it gave us that truly stood out. We had been living abroad and searching for quite some time, but this house immediately felt right. The look of it, combined with its setting, simply ticked all the boxes - and it has been perfect for us ever since.”

“During our time here, we have thoughtfully modernised the house to suit our tastes. The kitchen and bathrooms have been renovated, and we’ve put a great deal of care into the back garden, which is now beautifully terraced with a lovely water feature. We also transformed the smaller reception room downstairs into a cosy snug. We haven’t changed too much structurally, as we’ve always loved the natural flow of the house, it’s been very well designed.”

“My favourite spaces are the kitchen and the snug, as that’s where we spend most of our time. I also really enjoy my craft room, tucked away in one of the bedrooms, and upstairs there are stunning views.”

“The garden is a real highlight. At the front, we have a deck where we’re treated to the most beautiful sunsets. It’s a spot we use often, especially in the evenings, enjoying a quiet drink and taking in the view - it’s a very special place to unwind.”

“The house is ideal for entertaining. The layout flows beautifully, with glass doors between the rooms that create an open yet connected feel. Although much of our family lives abroad, we’ve loved hosting gatherings here, from relaxed get-togethers to the occasional party, often spilling out into the garden.”

“The community is another thing we truly cherish. It’s a friendly, welcoming and vibrant village, and we feel lucky to be part of it. I’ve been quite involved locally, and it’s one of the main reasons we’re choosing to stay in the area as we downsize. It’s also a very convenient location, with everything close at hand, including some fantastic local pubs.”

“What I will miss most is the sense of space and the generous storage throughout the house, there’s a place for everything in every room. That said, we’re not moving far, so it doesn’t feel like we’re leaving it all behind. We just hope the next family who comes here will love Fowey House as much as we have.”*

* 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.









FIRST FLOOR

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

There are 5 bedrooms on this floor all doubles and are presented to a high standard with the master and bedroom 2 benefiting from having their own en-suite facilities while the modern and spacious family bathroom catering for the remaining bedrooms.









BASEMENT

The basement is accessed via the entrance hall with stairs leading to the double garage without requiring the need to go outside and could be made into a gym or multiple options. There is also a separate shower room with WC.





OUTSIDE

The gardens to the rear of the property are manicured and tiered with pathways to different areas including seating areas. To the front there is a substantial drive leading to the double garage and offering parking for multiple vehicles.





LOCATION

Fowey House is situated in the village of Hopton close to the county town of Stafford and Cannock Chase National Park. Access to train stations is via Stafford and with easy reach to London within 1 hr 30 mins, Birmingham 30 mins and Manchester 1 hour.



INFORMATION

Services

Tenure: Freehold
Council Tax Band: G
Local Authority: Staffordshire County Council, Stafford Borough Council
EPC Rating: D (Valid until 10 June 2035)
Property Construction: Standard (Brick & Tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Oil Fired Central Heating
Broadband: FTTC Superfast Fibre Broadband connection available. We advise you to check with your provider.
Mobile Signal/Coverage - 4G/5G mobile signal is available in the area. We advise you to check with your provider.
Parking: Double Garage and Off-Road parking

Special Notes: Shared Driveway. The Title contains Restrictive Covenants. Please speak to the Agent for further information.

Viewing Arrangements

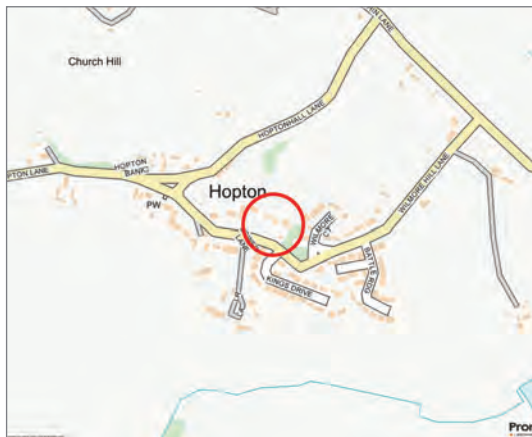
Strictly via the vendors sole agent Fine & Country Staffordshire on Telephone Number +44(0)1889 228 080

For more information, please visit our website: <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

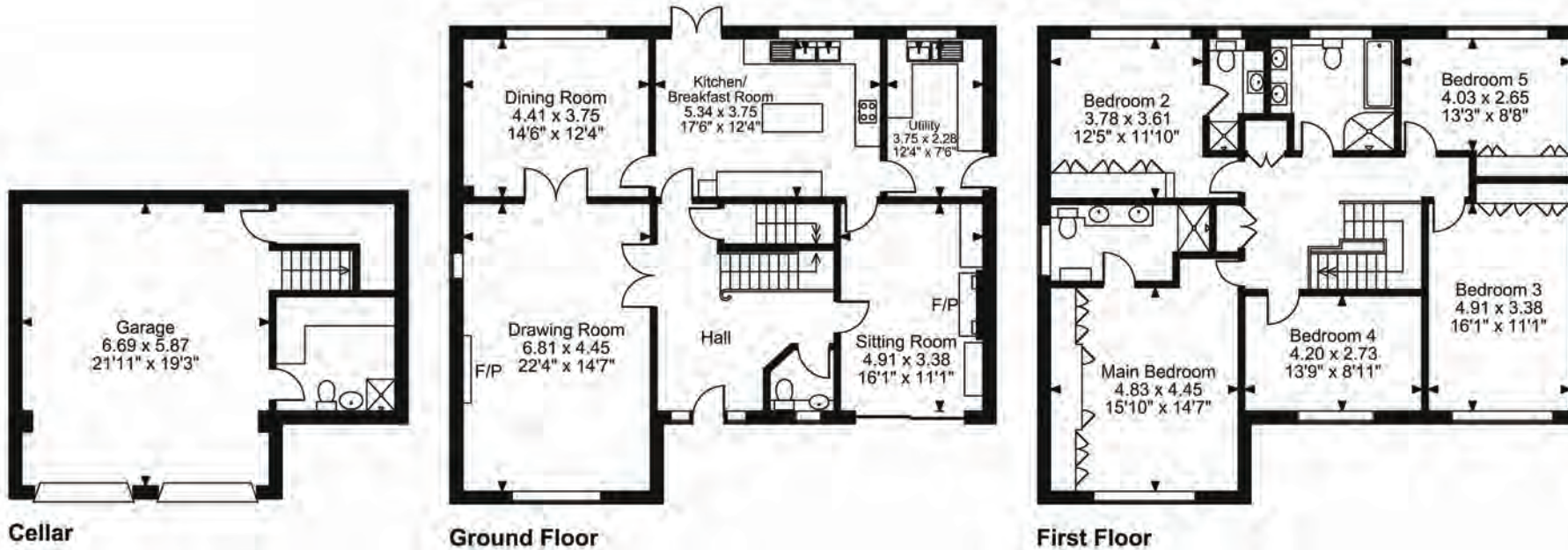
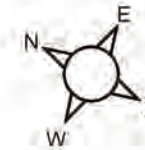
Opening Hours

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

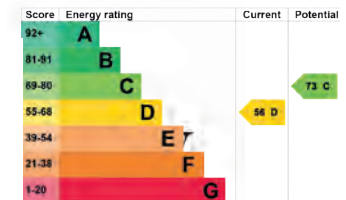
Guide price £650,000



Fowey House Wilmore Hill Lane, Hopton, Stafford
Approximate Gross Internal Area
Main House = 2491 Sq Ft/231 Sq M
Garage = 607 Sq Ft/56 Sq M
Total = 3098 Sq Ft/287 Sq M



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