

Step-A-Side, Eccleshall

£600,000 Freehold

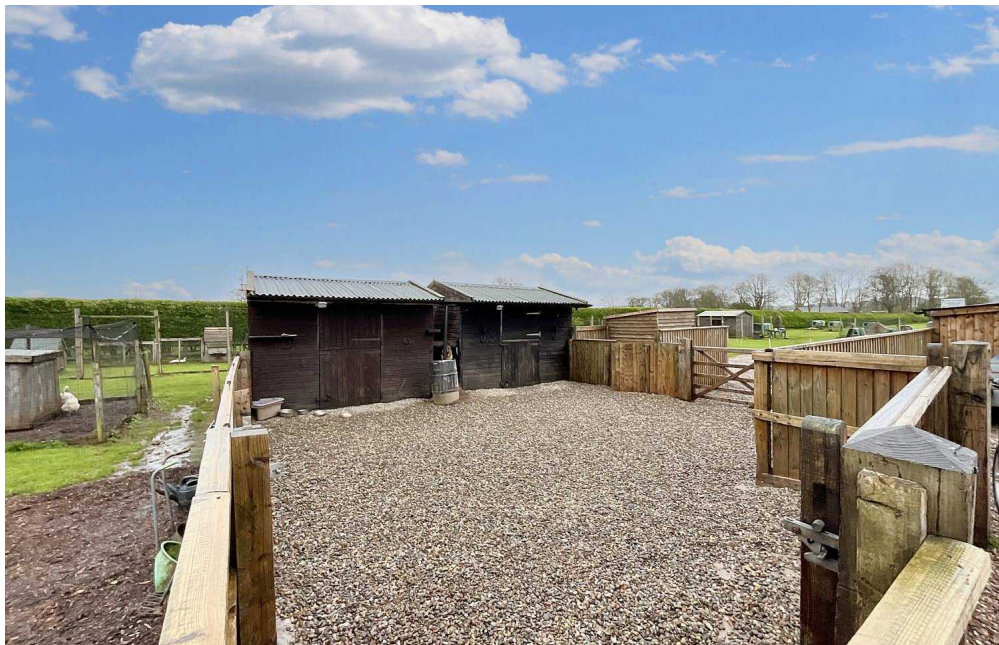


Situated on a generous plot of approximately 2.5 acres including a paddock, garden as well as stables and a range of outbuildings • A fabulous three bedroom detached cottage, perfect for growing families • With a modern kitchen fitted with matching base and eye level units and worktops, there is also a log burner • The living room boasts a log burner as well as exposed brickwork and beams • There are three 10 x 12 sheds, two of which have auto drinkers and one having power and lighting and there are three outside taps as well as a summerhouse



Good Morning, this is your co-pilot speaking, welcome aboard our private flight to your perfect new home. Buckle up and get ready as we take a virtual tour of this fabulous three-bedroom detached cottage, an ideal abode for growing families. As we approach this charming property, you'll be delighted to see a generously sized plot, complete with a paddock, garden, stables, and a selection of outbuildings. Perfect for those who yearn for a taste of country living, with plenty of space for outdoor activities and a touch of equestrian charm. Upon entering, you'll be greeted by a modern kitchen, outfitted with matching base and eye-level units, complemented by sleek worktops. Imagine whipping up your favourite meals while enjoying the cosy ambience created by the crackling log burner, adding warmth and comfort to the heart of the home. Step into the inviting living room, boasting another delightful log burner, creating a snug environment to relax and unwind. Admire the characterful exposed brickwork and beams that add a touch of rustic charm, perfect for cosying up on chilly evenings with your loved ones. As we explore further, you'll discover three generously sized double bedrooms, offering ample space for personal retreats and peaceful slumber. Whether you envision a serene master suite or vibrant children's rooms, there's a space for every member of the family to call their own. For those who love to entertain, a separate dining room awaits, providing the perfect setting for hosting dinner parties and family gatherings. Enjoy delicious meals surrounded by loved ones, creating cherished memories in a welcoming and elegant space. Convenience is key, with a utility room and guest W/C adding practicality to every-day living. Say goodbye to clutter with extensive parking facilities, ensuring that you and your guests always have a space to park without any hassle. Outside in the garden you can find a mature plot with a pond as well as a 11x8 garden shed and a greenhouse. Located just a stone's throw away from Eccleshall, a charming town brimming with local amenities, you'll have everything you need right at your doorstep. Whether you're looking to explore quaint shops, dine at cosy cafes, or simply enjoy a leisurely stroll, this property offers the perfect blend of rural tranquillity and urban convenience. In conclusion, this delightful three-bedroom detached cottage is not just a house, but a warm and inviting sanctuary where you can create a lifetime of cherished memories. With its thoughtful features and versatile spaces, it's the ideal place to put down roots and embrace a lifestyle tailored to your family's needs. If this property has captured your heart, don't hesitate to reach out and make it your own. Welcome home!

Location- Sat just outside the very much sought after village of Eccleshall where you can enjoy a wide range of rural walks whilst also benefitting from having numerous shops, along with a doctors, opticians and dentist as well as a library and solicitors. The village is just a short distance from junction 14 of the M6 motorway and the county town of Stafford where there are rail links further afield. There is also a school bus which runs through the village which provides links to both the primary and secondary schools.



Charming 3-bed cottage with paddock, stables, and outbuildings. Modern kitchen, cosy living room with log burners, spacious bedrooms. Dining room, garden pond, shed, and greenhouse. Convenient location near Eccleshall for rural tranquility and urban amenities. Ideal for family living.

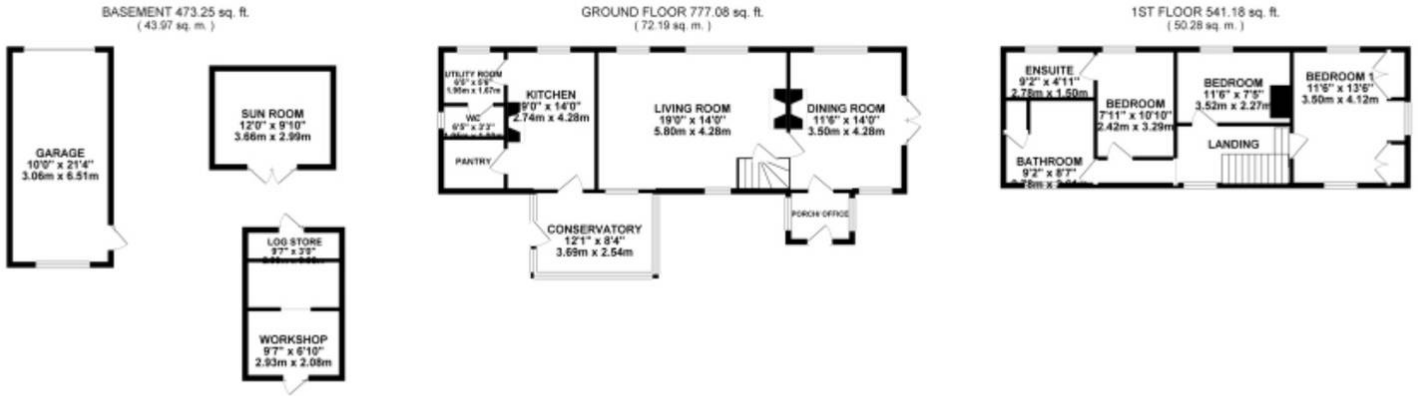
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

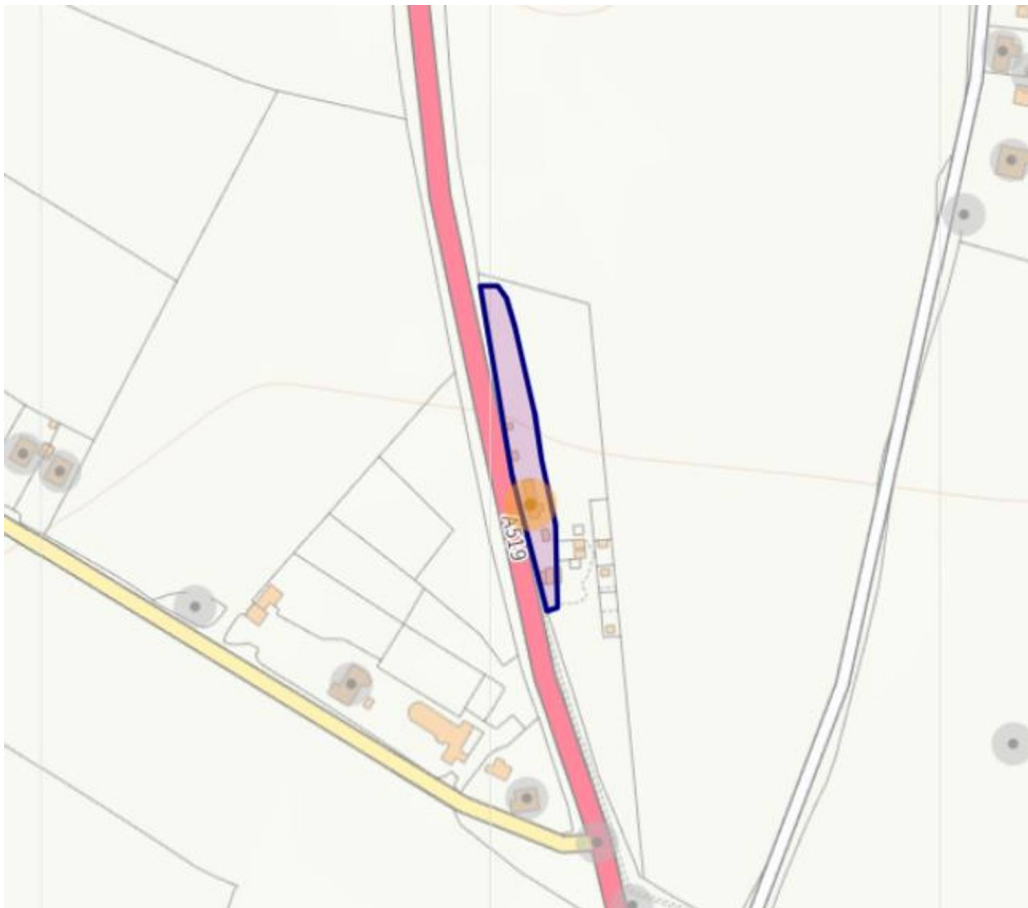
EPC Environmental Impact Rating: G





TOTAL FLOOR AREA: 1791.51 sq. ft. (166.44 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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