



High Clair Stafford Road, Gnosall

£415,000 Freehold



The most stunning and impressive period house, extended to provide deceptively spacious accommodation for families, set in the lovely village of Gnosall. • Beautiful reception hallway, two reception rooms, one having been extended into a space perfect for sitting & enjoying the garden or reading with a vaulted window. • The extended kitchen/dining/living space is perfect open plan living space with French doors out to the garden, along with utility room and guest cloakroom. • Set over three floors, the first having two large double bedrooms, a single & beautiful family bathroom, top floor, converted with full planning has a large double & en-suite. • The gravel driveway has parking for multiple vehicles, the mature rear garden is absolutely stunning, not overlooked and SOUTH FACING!



High Clair! Steve, James, Rita, Sue and Bob too, are you still looking for your dream home? Yes? Well give James Du Pavey a call as this stunning four bedroom, character house you are simply going to LOVE! Set back by a gravelled driveway this sensational home is picture postcard inside and out, having been extended over the years by previous owners and some welcome additions from the current ones, this home is a treasure trove of character features, from exposed brick walls to log burning stoves, feature windows, vaulted ceilings, and original doors with Bakelite handles, adding a touch of charm and warmth to the modern living spaces. And whilst it might not quite be a castle, we think High Clair will take your breathe away.

Entering the porch you will then walk through to the beautiful traditional hallway with a modern twist where on the right a set of Crittal doors lead into the dining area of the kitchen, however we'll be heading left first to explore this side of the house. The first reception room you come across is currently used as a play room/additional sitting room, versatile enough to be used however you wish but with a feature bay window and brick fireplace with log burning stove inset, you'll be torn between all the rooms as to which one you'll want to spend your time in. Next door is the living room which has been expanded by a mesmerising apex extension with a glazed gable end providing the pretty views of the mature rear garden beyond. This family room is large enough to split into two sections; a cosy retreat on a large sofa for all the family to sit down and watch a movie together along with a couple of comfy chairs facing the windows to the end, ideal for moments of relaxation or indulging in your favourite book.

Back to the hallway turning left into the kitchen your eyes will keep on moving around the room from corner to corner to this incredible, expansive space that provides a beautiful combined area for cooking, dining, entertaining or chatting away with family and friends. With quirky features of the ceiling design to the brick fireplace lined with a fancy Smeg flueless fire, we're sure this home will capture your heart just like it has ours. Before we head upstairs we also need to mention there's a handy utility room with space for a washing machine and tumble dryer and if you continue on there's also a guest cloakroom with W.C and sink.

Moving upstairs you'll find the first floor accommodating just as exciting with two large double bedrooms, a single bedroom, and a beautifully appointed family bathroom comprising bath with shower over, sink and W.C. And there's still more! The top floor, converted with full planning permission and building regulations, is a luxurious retreat featuring a generous double bedroom with plenty of space for furniture however there is a fitted wardrobe along with an en-suite bathroom comprising shower enclosure, W.C and sink.

That completes this fabulous home so now we'll explore the outside space which is equally as exciting as the inside. The mature rear garden is a sanctuary of tranquillity, boasting a south-facing orientation and complete privacy for your enjoyment. With a huge patio area for alfresco dining which is reached by a set of French doors from the kitchen, a seamless connection from inside to out. The garden is mostly laid to lawn with well stocked mature borders leading your eye down the garden pathway where you'll find some beautiful mature trees, space for a large shed and more garden. This enchanting oasis is the piece de resistance completing this magnificent home.

Sitting within the picturesque village of Gnosall, which has more to it that meets the eye with some welcome local amenities including nursery, school, pubs, cafe, hairdressers, shops and miles of beautiful walks in and around the village and along the canal that runs through it, including a regular bus route In to Stafford and the opposite direction to Newport and Telford.



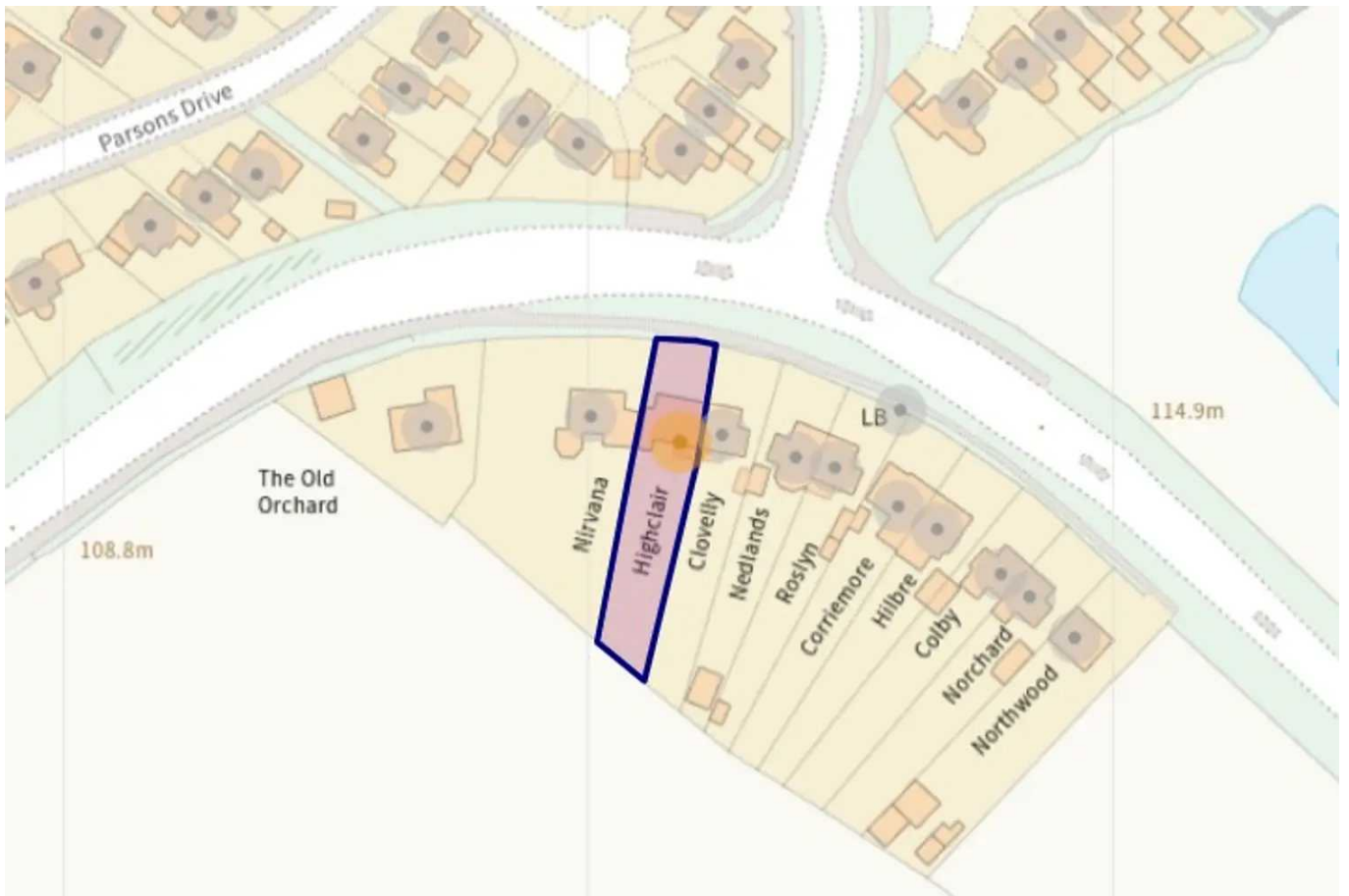
High Clair in Gnosall offers a dream home with four bedrooms & character features throughout with exposed brick walls, log burning stoves, vaulted ceilings & mature garden. Modern living spaces with a touch of charm. Close to amenities & pretty walks. Call James Du Pavey today!
Council Tax band: D

Tenure: Freehold

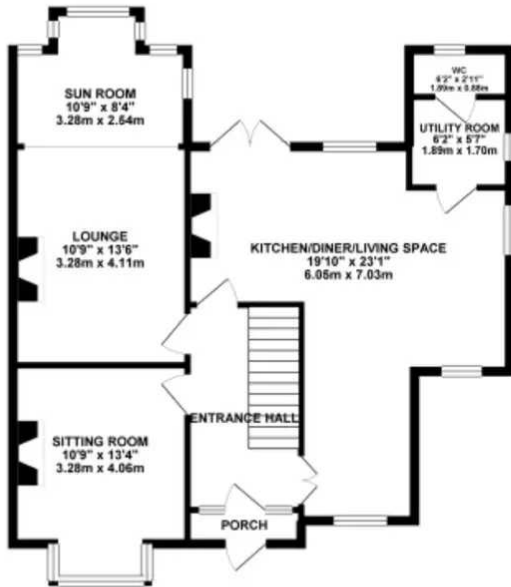
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

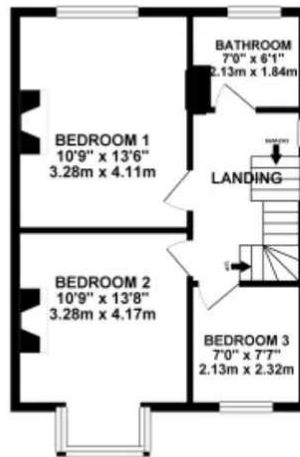




GROUND FLOOR 804.82 sq. ft.
(74.77 sq. m.)



1ST FLOOR 445.23 sq. ft.
(41.36 sq. m.)



2ND FLOOR 310.56 sq. ft.
(28.85 sq. m.)



TOTAL FLOOR AREA: 1560.62 sq. ft. (144.99 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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