

Wolseley Bridge Farm

Wolseley Bridge, Staffordshire

Space and Character Throughout



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Wolseley Bridge, Staffordshire,
ST17 0XP

An impressively spacious and highly characterful detached farmhouse standing in mature grounds of approximately 0.3 of an acre, on the sought-after edge of Cannock Chase and within a conservation area including the closely neighbouring Trent & Mersey Canal, The River Trent and the Wolseley and Shugborough Estates.

Entrance Porch and Hall, Inner Hall and Guest Cloakroom/Wet Room, Superb Lounge, part oak panelled Dining Room, Sitting Room, Farmhouse Kitchen with adjoining Family Area, extra large Utility Room, Home Office and walk-in Pantry Store.

Four Generous Double Bedrooms, Dressing Room, Two En-Suites, Family Bathroom and Second Floor Attic Space ripe for conversion.

Garage, Parking and Private Gardens.

A property that simply must be viewed.

Guide Price

£555,000



The Property

With a history thought to date back to the 17th century and former use as a Coaching Inn, Wolseley Bridge Farm as it's name suggests, is located just a few yards from the historic Wolseley Bridge that provides crossing over the River Trent and close-by Trent & Mersey Canal. A picturesque Staffordshire area very close to Cannock Chase, the delightful Seven Springs area and only a few miles to the Shugborough Estate.

The current vendors have overseen a comprehensive refurbishment of this unique home and have lavished considerable attention to detail culminating in a character preserved and enhanced home but offering all the comforts of 21st century living.

Oak panelling, quarry tiled floors, original cast iron fireplaces, two log burning stoves, exposed beams and brickwork are just some of the special features awaiting your discovery.

Already a generously sized house, the property nevertheless offers further untapped potential to convert and refurbish the attic space into more bedrooms or maybe a games room or home offices, the choice is yours!

Location

Within a few hundred yards there is a village shop/post office, Wolseley Garden Centre and Restaurant, craft centre and bus stops and the popular Saint Bede's Preparatory School at Bishton Hall. Positioned on the A51, Rugeley is within approximately 2½ miles, Stafford 7 miles, Stone 12 miles and Lichfield 10 miles. The West Coast mainline is accessible from Stafford with a regular timetable to London Euston. The M6 can be accessed in Stafford or Stoke.

Accommodation

A **Front Entrance Porch** with feature slate tiled floor and beams gives access to the **Entrance Hall** with quarry tiled floor, staircase leading off and access to the dining room and **Sitting Room**, this being a lovely character room with front and rear windows, focal point marble fire surround, exposed beams and floor boards, built-in cupboard and two cast iron radiators. The **Dining Room** is a fabulous area of good size with beautiful oak panelling and beams in part, feature fireplace with multi-burner, two storage cupboards, cast iron radiator and discreet access to the **Vaulted Cellar**. A useful **Home Office** leads off with built-in shelving, cupboards and quarry tiled flooring.

A substantial **Inner Hall** gives access to a **Guest Cloakroom/Wet Room** with white suite and tiling.

The main **Lounge** is rear facing with windows to two elevations, a superb brick and beamed traditional open fireplace and two cast iron radiators, a lovely evening room to retreat to.

Every farmhouse needs a **Farmhouse Kitchen** and this one has a hand crafted range of natural pine fixed and free-standing storage cupboards with pine work tops and a centre island. Belfast sink, Belling range cooker, extractor hood, space for a fridge/freezer, exposed floorboards and beams, cast iron radiator. Adjacent **Breakfast/Family Room** with vaulted ceiling, Welsh slate floor, feature traditional brick fireplace with log burner, natural brick walling in part, stable door to gardens and cast iron radiator.



Leading off the inner hall is an exceptionally generous **Utility Room** with beautiful Staffordshire blue brick floor, a rare sandstone sink, plumbing for washing machine, fitted units and work tops, Belfast sink, cast iron radiator and two gas wall mounted boilers (one serving each floor). Leading off this room is a large **Pantry** with further quarry tiled floor, shelving and cupboard space, cast iron radiator.

First Floor, a long **Landing** with original rear garden facing window, two radiators and door to the potential attic rooms.

The **Master Bedroom Suite** has a high level vaulted ceiling, exposed beams and radiator, access to a white fitted **En-Suite Bathroom** with shower over, w.c. and wash basin, sizeable **Dressing Room** with further exposed beams.

Bedrooms Two, Three and Four are all very good sized double rooms, all front facing with farmland and country views beyond the main road and all having original bedroom cast iron fireplaces, exposed floorboards and beams in some rooms. **Bedroom Two** has it's own **En-Suite Shower Room** and there is a main **Family Bathroom** which is very attractively appointed with white suite including bath, double width shower cabinet, w.c., wash basin, partial tiling, side and rear facing windows.

The **undeveloped Attic Space** is in need of refurbishment but already has a staircase approach and fitted Velux lights, and offers maximum floor dimensions of 9.8m x 5.4m and 5.6m x 5.2m. An ideal opportunity to create more bedroom/bathroom accommodation or perhaps a games room or home offices.

Outside

Approximately 0.3 of an acre mature garden plot with vehicular access and gravel driveway leading off Bishton Lane. Mature hedgerows and a wide variety of established planting and trees that provide a good degree of privacy. Sun terrace adjacent to the rear of the house, timber garden shed, greenhouse and detached timber **Single Garage/Store**. Log store.

There is further vehicular access from the front of the property that is shared with the neighbouring home. Overall there is parking capacity for 8 cars or so.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, electricity and gas are believed to be connected to the property. Private drainage to a septic tank (Klargester). Purchasers are advised to satisfy themselves as to their suitability.

Local Authority

Stafford Borough Council.

Useful Websites

www.environment-agency.gov.uk/maps

www.staffordbc.gov.uk/planning

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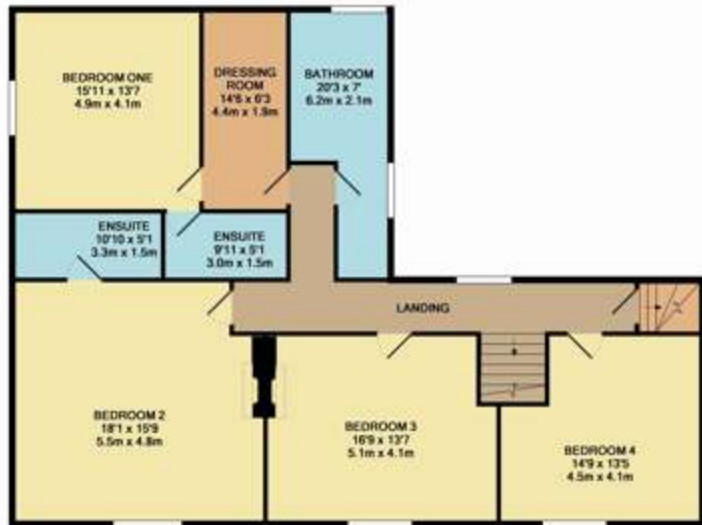
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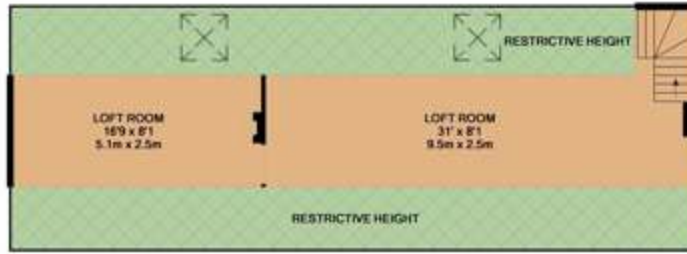




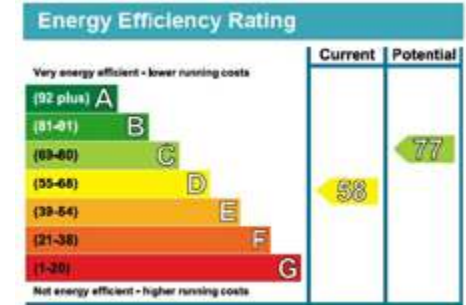
GROUND FLOOR



1ST FLOOR



LOFT



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Floor Plan Clause

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Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



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