



**West View,**  
Eccleshall, ST21 6PE

£600,000

**Tinsley  
Garner**  
independent property expertise



#### NEW REDUCED PRICE - MOTIVATED VENDOR!

A quintessential English country cottage with a modern twist, situated in a village location just a little over three miles from the picture-perfect town of Eccleshall. This is a lovely house which has been extended, upgraded and improved over the years to form a thoroughly modern family home with every requirement of twenty-first century living. The accommodation is both spacious and adaptable, featuring two living rooms both with wood burning stoves, large kitchen with garden room extension with bi-folding doors flowing out onto the patio, complemented by four bedrooms, en-suite and family bathroom. In addition, there is a large detached garage with fully converted loft room over which would be ideal as a studio or home office. The house occupies a good size plot with mature private gardens and plenty of space for outdoor living.



# West View,

Eccleshall, ST21 6PE

## Entrance Porch & Hall

Welcoming reception area with wooden front door, stairs to the first floor landing.

## Lounge 6.02 x 3.83m (19'9" x 12'7")

A cosy sitting room which has two windows to the front of the house and glazed double doors opening through to the kitchen to create a super open plan living space. Chimney breast with raised hearth and wood burning stove, built-in cupboards and shelving to the chimney alcoves. Oak floor throughout and exposed beams. Period style radiators. Under stairs store cupboard.

## Dining Room 4.02 x 3.94m (13'2" x 12'11")

A cosy entertaining room which has an exposed brick chimney breast with raised hearth and wood burning stove, wooden floor and exposed beam. Window to the front of the house. Period style radiator.

## Breakfast Kitchen 7.92 x 3.28m (26'0" x 10'9")

A large open plan kitchen with garden room extension featuring oak bi-folding doors flowing out onto the patio and gardens. The kitchen features an extensive range of wall and base cupboards and matching island unit with painted Shaker style cabinet doors, stainless steel handles and contrasting black granite effect work surfaces with under set 1½ bowl sink unit. Fitted appliances consist: stainless steel range cooker with matching splash panel and cooker hood, fully integrated dish washer and housing for an American style refrigerator / freezer. Ceramic floor tiling throughout, inset low energy lighting. Two radiators.

## Rear Hall

Ceramic tiled floor and inset lighting. Door through to a lean-to side porch (perfect for dogs) which has

a large store cupboard.

## Utility Room 2.22 x 1.67m (7'3" x 5'6")

## Cloakroom & WC

With white suite comprising: WC and basin. Ceramic tiled floor.

## Landing

## Bedroom 1 4.02 x 3.83m (13'2" x 12'7")

Spacious double bedroom with tall ceiling and window to the front of the house. Radiator. Large walk-in closet. Door through to the 'Jack n Jill' en-suite shower room.

## En-Suite Shower Room 3.73 x 2.60m (12'3" x 8'6")

Fitted with a white contemporary style suite featuring twin basins, walk-in shower enclosure with glass screen and thermostatic shower and WC. Ceramic tiled floor, chrome heated towel radiator. Window to the front of the house.

## Bedroom 2 4.02 x 3.94m (13'2" x 12'11")

Double bedroom with window to the front of the house. Tall ceiling. Radiator.

## Bedroom 3 6.09 x 3.28m (20'0" x 10'9")

Large double bedroom with windows to the rear and side of the house. Radiator.

## Bedroom 4 3.53 x 2.33m (11'7" x 7'8")

Single bedroom with window to the rear of the house. Radiator.

## Bathroom 2.69 x 2.33m (8'10" x 7'8")

Featuring a white period style suite with freestanding roll top bath with Victorian style hand shower attachment, walk-in shower enclosure with glass screen and thermostatic shower, pedestal wash basin & WC. Partial wall tiling and tiled floor. Inset low energy lighting. Window to the side of the



house. Chrome heated towel radiator.

**Garage 5.30 x 4.51m (17'5" x 14'10")**

Driveway parking with sliding gate and space for 2 / 3 cars off road. The garage is large and has an electrically operated up and over door, light and power.

**Store 5.30 x 2.57m (17'5" x 8'5")**

Adjoins the garage with separate access from the drive and staircase to the first floor studio.

**Studio 7.18 x 5.30m (23'7" x 17'5")**

A spacious fully converted loft room which would be perfect for use as a home office or studio. Tall vaulted ceiling with skylight windows, wooden floor and built-in storage to one wall. Fitted sink unit. Potential for conversion to annexe accommodation or possibly a holiday let.

### Gardens

West View enjoys a lovely cottage garden which has almost total privacy from neighbouring houses. The gardens feature a large paved patio to the side of the kitchen with plenty of space for outdoor living and covered verandah BBQ area. Raised lawn and mature borders formed by hedges and shrubs.

### General Information

Services: Mains water & electricity. Oil fired central heating. Drainage to a septic tank.

Council Tax Band F

Viewing by appointment

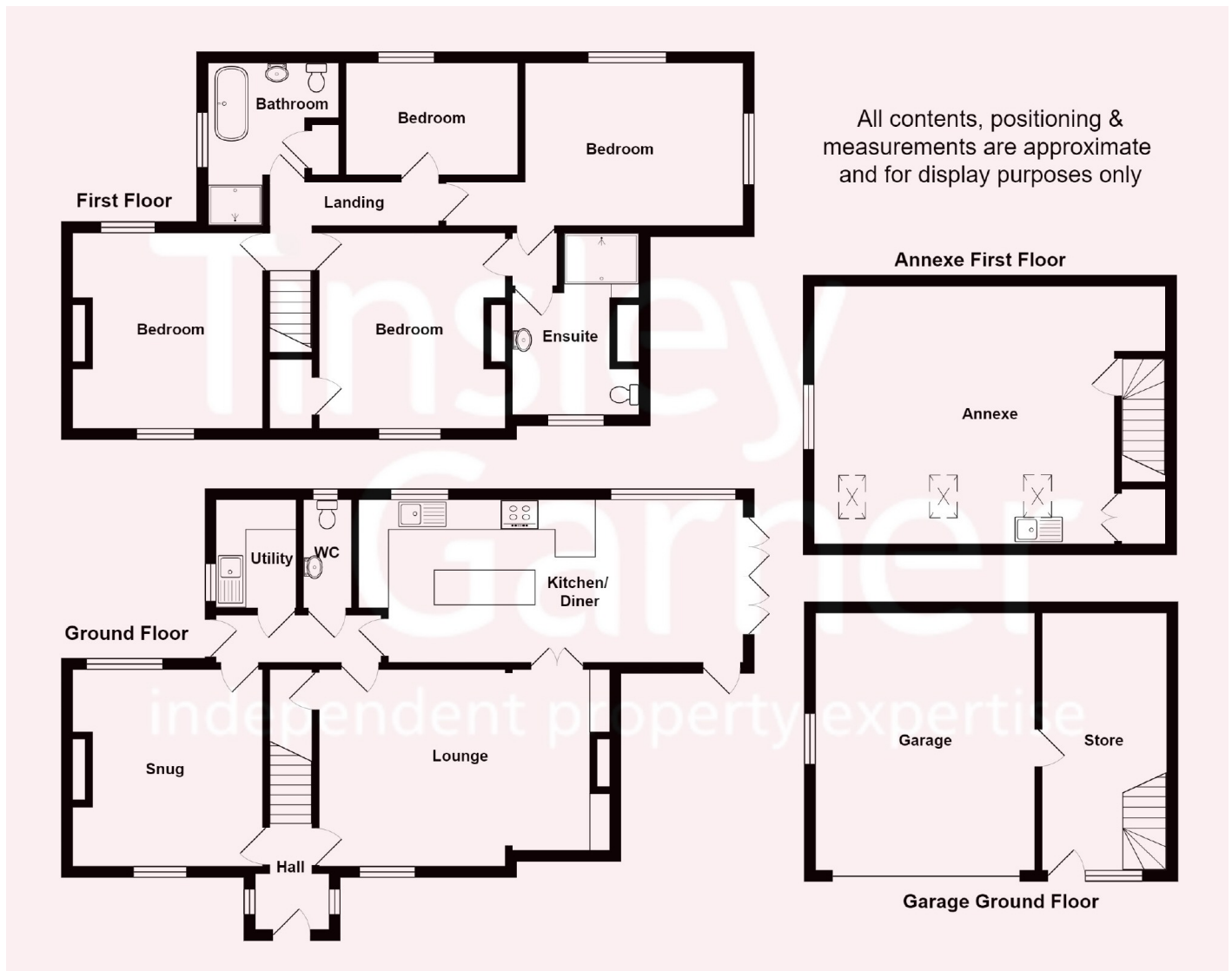
For sale by private treaty, subject to contract.

Vacant possession on completion.









# Energy Performance Certificate



**West View, Croxton, STAFFORD, ST21 6PE**

**Dwelling type:** Detached house  
**Date of assessment:** 05 November 2015  
**Date of certificate:** 05 November 2015

**Reference number:** 9838-2825-7692-9305-0215  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 164 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 6,033**

**Over 3 years you could save**

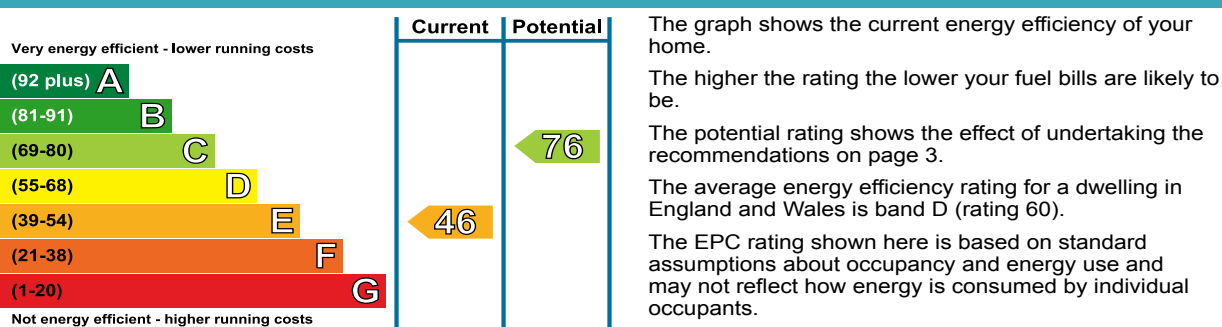
**£ 2,616**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 381 over 3 years	£ 249 over 3 years	
<b>Heating</b>	£ 4,992 over 3 years	£ 2,844 over 3 years	
<b>Hot Water</b>	£ 660 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 6,033</b>	<b>£ 3,417</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,620
2 Low energy lighting for all fixed outlets	£80	£ 102
3 Heating controls (room thermostat)	£350 - £450	£ 258

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.