



# A QUINTESSENTIAL OLD ENGLISH VICARAGE

THE OLD VICARAGE, ELLENHALL, ST21 6JQ

Freehold





A charming family home with an attractive garden and pony paddock behind • Central location • 7.3 miles from Stafford town centre • Ground floor guest suite • Triple garage with annex above • Set in around 1.73 acres

#### Local information

Situated at the northern end of the popular village of Eccleshall, The Old Vicarage occupies a wonderful position next to St-Mary's church with lovely views of the rolling Staffordshire countryside.

Good local amenities are available nearby in the highly regarded market town of Eccleshall, approximately two miles distant. Eccleshall offers a range of local shopping, public houses and eateries, library, post office, small supermarket and medical centre as well as providing a thriving community with numerous social and sporting clubs. To the east is Stafford which has a wider range of high street shops, supermarkets, hospitals and universities.

There are a number of well-regarded state and public schools in the surrounding area including Bishop Lonsdale C. of E. Primary School in Eccleshall. St Dominics Priory School, Alleynes High School, Stafford Grammar School and Newcastle under-Lyme School are all within easy reach.

The Old Vicarage offers the opportunity for rural living with the convenience of excellent-transport links nearby. Junction 14 and 15 of the M6 motorway are a short drive providing links to all Midland business centres, north to Manchester and south to Birmingham.

Stafford has a superb inter-city

rail link service to London offering regular trains to the capital with a travel time at one hour, eleven minutes.

Regional international airports include, Manchester, Birmingham and East Midlands.

#### About this property

The Old Vicarage is a beautifully presented home which has been restored and extended by the current owners to create a stylish living space with high ceilings, elegant rooms and plenty of natural light while retaining its original character and Victorian features. The property sits in just under two acres benefitting from underfloor heating in the kitchen and bathrooms, zoned and controlled central heating, contemporary bathrooms with automatic W/C's, remote controlled service alarm, a self-contained studio flat, triple garage, summer house and paddock with a field shelter.

The house is approached via electric gates up a paved, private driveway which sweeps past the façade and continues to the rear where there is additional parking-space.

The front door opens to the entrance hall with original window shutters and parquet flooring that extends the depth of the house through an impressive central hall, off which the main reception rooms flow. Glass fronted doors open to the drawing room which has a dual aspect across the garden and an open fireplace with a decorative









wooden and tiled surround. The dining room is adjacent with identical doors and a north facing, sash window.

The contemporary living kitchen is fitted with a range of walnut fronted cupboards and units with granite tops, NEFF microwave, two dishwashers, sunken stainless steel sink, electric hob and additional gas hob, AEG wine chiller and a kidney shaped island with additional sink and hob. There is tiled flooring and French doors which open on to a raised sun terrace.

The cosy sitting room enjoys a dual aspect and glass fronted fitted cupboards with storage beneath. The study has a feature fireplace with a marble and stone surround. There is also a W/C and door to the cellar which is dry and has previously been used as a wine store. A guest suite is located on the ground floor with a double bedroom and ensuite shower room.

The first floor landing has been designed as a useful family area including a kitchenette with a dishwasher and fridge, fitted wardrobes and a laundry room off.

The spacious master suite has double doors opening to a pillared balcony, a dressing area fitted with wardrobes and shelving and an ensuite off, boasting a sunken double ended AIRBATH, separate shower and vanity unit. There are three further double bedrooms, one with an ensuite shower room and a large family bathroom.

Stairs rise to an attic room which has fitted cupboards and potential to be a home office or

play room.

#### Outside

The Old Vicarage is an attractive Victorian house surrounded by a beautiful garden. A grape vine creeps up the façade with roses and jasmine planted beneath. A tall laurel hedge marks the boundary and there is lighting up the driveway, terraces and around the garden.

The garden is predominantly laid to lawn with a colourful raised rockery planted with lavender, crocosmia, rhododendron, azalea and buddleia. A summer house is found in the orchard where there is a number of fruit trees including peach, plum and apple trees. There two terraces including a pillared, raised terrace opening from the kitchen with two fig trees and a terrace above the rockery. A one acre paddock is found at the end of the garden with a field shelter.

To the rear of the property is a triple garage with electric doors with an annex flat above. The flat, currently used as a music space, includes a kitchenette, living area and shower room lending itself to a number of uses including additional accommodation or a home office. There is also an open fronted, timber built log store and a wicket gate which leads to the church.

#### Directions

From Eccleshall: Take the A5013 towards Stafford. After around half a mile at the crossroads, turn right sign posted to Ellenhall. Continue for just over one mile and the property is found on your right hand side.









Services: Mains water and electricity. Private drainage.

**Tenure**  
Freehold

The property is offered for sale by private treaty.  
All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

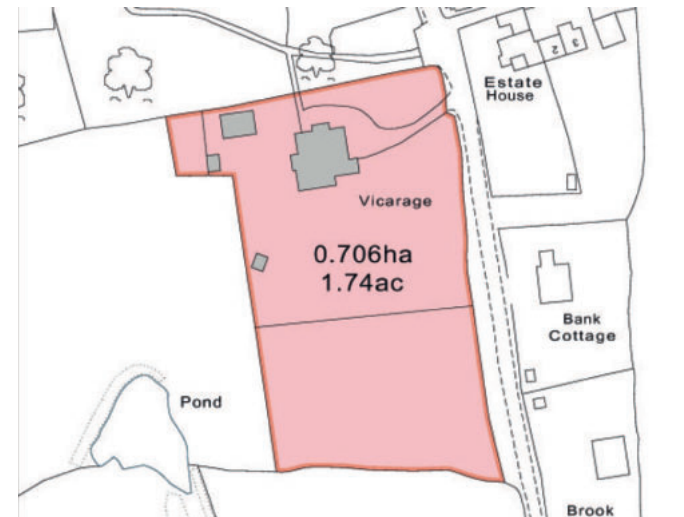
**Local Authority**  
Stafford Borough Council- Band G

**Viewing**  
Strictly by appointment with Savills

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.  
Savills have not tested any services, equipment or facilities.  
The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared: July 2020  
Photographs taken: July 2020









**THE OLD VICARAGE, ELLENHALL, ST21 6JQ**  
**Gross internal area (approx) 4825**  
**Outbuildings 1503**  
**Total 6328**



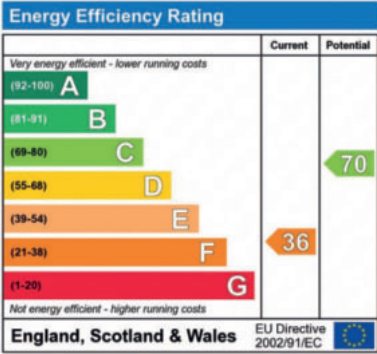
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# The Old Vicarage, Ellenhall

Gross Internal Area (approx)  
House = 448.3 sq m / 4825 sq ft  
Cellar = 30.1 sq m / 324 sq ft  
Garage = 107.6 sq m / 1158 sq ft  
Summer House, Shed & Store = 32.1 sq m / 345 sq ft  
For identification only. Not to scale.  
Plan by Cloudbase Photography



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