

THE OLD RECTORY



NORBURY | STAFFORDSHIRE





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NORBURY | STAFFORDSHIRE | ST20 0PL

Newport: 4 miles | Stafford: 11 miles | Newcastle-under-Lyme: 18 miles | M6 Junction 14: 8.5 miles
(All mileages are approximate)

*‘A Grade II listed Old Rectory, dating back to the early
17th century with Regency additions set in just over
8 acres of gardens and grounds.’*

Drawing room | Billiard room | Sitting room | Dining room | Study | Kitchen | Scullery

Principal bedroom suite | Five further bedrooms | Attic rooms

Workshop | Garden store | Party barn | Two open garages | Carport | Coach house

25 Mbps Wifi | CCTV system

Attractive gardens and grounds extending to about 8.04 acres



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Your attention is drawn to the Important Notice on the last page of the text.

LOCATION

Situated on the fringe of the village of Norbury, surrounded by beautiful rolling countryside, The Old Rectory sits in an idyllic, rural position close to the Shropshire Union Canal overlooking St Peter's Church.

The nearby village of Woodseaves offers day to day amenities including a village shop, post office and public houses. Eccleshall is approximately 5.5 miles distant offering a range of local shops, butchers, public houses and eateries, library, small supermarket and medical centre as well as providing a thriving community with numerous social and sporting clubs. To the west is Newport which has a wider selection of high street shops and supermarkets including Waitrose.

There are a number of highly regarded state and public schools in the surrounding area including Haberdashers' Adams Grammar School in Newport, St Dominics Priory School, Stafford Grammar School as well as a number of highly regarded schools in Shrewsbury.

Commuter links, including the M6 and M54 motorways are easily accessible providing access to all Midlands business centres, north to Manchester and South to Birmingham.

The nearby county town of Stafford has a superb inter-city rail link service to London with fastest travel time at one hour, fifteen minutes.

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



HISTORY

The Old Rectory dates back to the early 17th century with Regency additions.

The property is mentioned in the 1851 guide book by William White, "The rectory, valued in 1613 at £10.2s.6d., and in 1831 at £483, is in the patronage of the Earl of Lichfield and incumbency of the Rev. T.E. Buckworth, M.A., who has a large and handsome Rectory House in the Elizabethan style, which was enlarged and improved at great expense in 1830, and subsequent years, so that it is now one of the finest parsonage houses in England. The grounds are beautifully laid out."

The later addition is in a Gothic style, with embattled parapets and buttresses at the ends.

ACCOMMODATION

The Old Rectory is a handsome country residence set in just over 8 acres of gardens and grounds benefiting from a number of outbuildings including a coach house which could be converted into a home office or annexe, subject to the correct planning permissions.

The house is full of character and charm, the result of two distinct architectural periods. First is the splendid, east facing Regency building believed to have been completed in about 1830. The other part of the house is the original three-storey parsonage supposedly erected in about 1704 but likely to have been built on earlier foundations dating back to 1613.

The property is approached by a private driveway which sweeps to a parking area to the front of the house. There is a good balance of elegant, formal reception rooms boasting tall ceilings, ornate plaster work, window shutters and plenty of natural light, together with less formal rooms providing modern, everyday living.

Double front doors open into the entrance hall with oak flooring which extends to a secondary hall from which the outstanding, principal oak staircase rises to the first floor.

The drawing room has a dual aspect with two bay windows, French doors to the garden terrace and an open fireplace with a marble surround. Opposite, the billiard room is a fantastic entertaining room with a bay window overlooking open countryside.

‘The Old Rectory is a handsome country residence set in just over 8 acres of gardens and grounds.’



The kitchen is a good size with a high ceiling and quarry tiled floor, well equipped with a number of bespoke fitted cupboards and units including a two oven oil fired Aga and a two oven electric Aga module with hob above, island with granite worktop, Zip HydroTap and butlers sink with views to the church, which opens into the utility room; with further units, an integrated fridge freezer and sink. There is also a W/C off the hallway.

The dining room is part of the original house and can be accessed from the kitchen, boasting exposed beams, built in shelving and an Aga wood burner. This links to the sitting room with a Clearview wood burning stove through the original entrance hall from where the attractive, fine oak secondary staircase rises to the first floor.

To the back of the house is the old scullery with the traditional cast iron range cooker set in an inglenook, the old copper, a low sided Belfast sink, a well, and storage mezzanine. There is also a study with electric underfloor heating and from where the high quality CCTV system can be monitored, a boot room and informal access outside.

The property benefits from cellarge comprising two rooms and a substantial wine cellar.





To the first floor are six bedrooms including the principal bedroom suite with far reaching views and an ensuite 'Jack and Jill' style shower room with twin sinks. There are four further double bedrooms all enjoying fine views and a smaller bedroom, well suited as a nursery. A family bathroom with oak floor boards and a freestanding bath, separate shower room, built in linen cupboards and W/C complete the first floor accommodation. The attic comprises three rooms, currently used as storage which could be converted to further living accommodation.



FLOOR PLANS

Approximate Gross Internal Area:

House - 522.7 sq m / 5,626 sq ft

Cellar - 47.8 sq m / 514 sq ft

Second Floor - 52 sq m / 560 sq ft

Outbuildings (Excluding Car Port) - 240.3 sq m / 2,586 sq ft

For identification only. Not to scale.

Not all buildings are shown in actual location / orientation.



GARDENS AND GROUNDS

The Old Rectory enjoys a wonderful rural position, approached by a private driveway flanked with mature trees and seasonal wildflowers with a lawn to the right side with a poplar tree border. The principal garden is west facing, mostly laid to lawn with an attractive, mature cedar tree to the centre with parkland beyond that extends to the church walls and is peppered with a variety of horse chestnut and beech trees as well as enjoying a pond which attracts an abundance of wildlife.

To the south side is a partially walled garden which includes the chicken run, kitchen garden, greenhouse and a potting shed. The oldest garden is on the south east side and has attractive borders planted with colourful shrubs and flowers.

A wonderful feature is the old bell above the back entrance which can still be rung from inside the house.

A heated summerhouse for outside entertainment provides views across open countryside.



OUTBUILDINGS

There is an extensive range of traditional outbuildings with electricity connected including a workshop, tool shed and garden store. A substantial party barn leads into a further barn that links to the garden. There are two open fronted garages with traditional Staffordshire circles and an open car port.

The Coach House lends itself well to serving as an excellent home office or annexe, subject to the correct planning permissions.



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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Freehold.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

LOCAL AUTHORITY

Stafford Borough Council. Band G.

FIXTURES AND FITTINGS

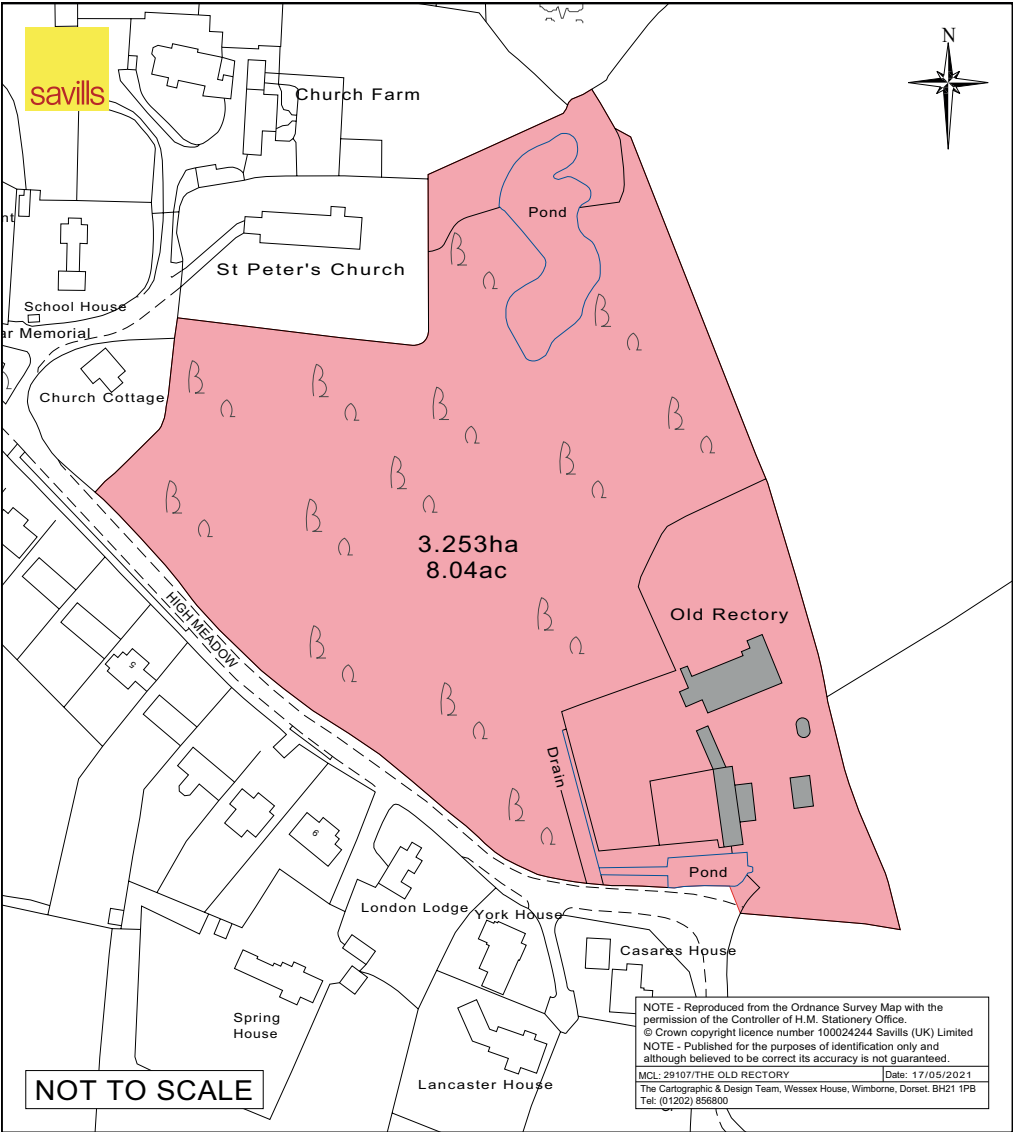
All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

PLANNING

It should not be assumed that the property has the necessary planning, building regulations or other consents.

DIRECTIONS

From Newport: Take the A41 towards Newcastle and at the roundabout continue onto the A519. After about 2.5 miles turn right signposted to Norbury. Continue through the village and the property will be found on your left hand side.



IMPORTANT NOTICE

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