



# An attractive detached barn

**The Willows, 12 Walton Bank, Eccleshall, Stafford, ST21 6NH**

Freehold





## An attractive detached barn with excellent communication links

Drawing room • Kitchen/ Breakfast room • Utility room  
Master bedroom suite • Two further double bedrooms  
Family bathroom • Garden • Private parking area

### Situation

The Willows is conveniently situated approximately three miles from Eccleshall, a historical Staffordshire village nestling in the beautiful Sow Valley offering a range of local amenities including a wide range of shops, butcher, pubs, restaurants, cafes, tea rooms and a variety of sports clubs. In fact, Eccleshall was featured in The Sunday Times in 2015 as one of the top 20 places to live in the UK.

There are well renowned schools locally in both the state and private sectors including Haberdashers' Adams, Stafford Grammar and St. Dominic's Grammar.

The County town of Stafford is about 4.5 miles distant, benefitting from a superb inter-city rail link service to London Euston in 1 hour 17 minutes. The Willows offers the opportunity for rural living with excellent transportation links, the nearby M6 providing access to Midland business centres, north to Manchester and south to Birmingham.

### Description

The Willows is a wonderfully presented, characterful, three bedroom detached barn with original exposed beams, countryside views and gated private parking.

The front door opens to the entrance hall, with Fossil Mint,

natural stone flooring that extends the entire ground floor. The spacious kitchen is fitted with a range of units and cupboards incorporating shelving and plate racks, a dishwasher, Smeg cooker and extractor fan and a central island with further cupboards and wine racks. Beyond the kitchen is a utility room with an additional range of units, a sink and washing machine.

The impressive drawing room boasts a tall, vaulted ceiling with exposed beams, spotlight lighting, a double aspect, log effect stove and French doors which open onto the terrace.

The master bedroom suite has a wonderful dual aspect with a floor to ceiling window, fitted wardrobes and en suite shower room with a vanity unit and wash basin. The family bathroom is also on the ground floor with a freestanding bath and separate shower.

On the first floor are two spacious double bedrooms, the first with a dressing area and fitted cupboards and the second with an apex roof and built in wardrobes.

### Outside

The Willows is entered via a wooden gate into a spacious, gravel parking area. A wooden fence with rose arbour separates the garden and from





which a path sweeps to the front door bordered by a herbaceous bed. The garden is mainly laid to lawn with a selection of trees including three mountain ash, a twisted willow, maple, cherry, silver birch and laburnum. The property has a lovely terrace with wonderful views over open countryside.

Residents pay a maintenance charge of £35 per month for the upkeep of the communal areas including the driveway, grass cutting and water treatment plant. The neighbouring farmer, on application of a license, will grant access to his land, via various paths which lead onto tracks and to the local pub.

#### Directions

From Eccleshall: take the A5013 towards Stafford. After around 3 miles turn right onto Walton Bank. Follow the main driveway and the Willows is on the left hand side.

From M6 J14: at the roundabout, take the exit onto the A5013 signed to Eccleshall. After around 2.3 miles, turn left onto Walton Bank. Follow

the main driveway and the Willows is on the left hand side.

#### Tenure Freehold

**Services** Mains water and electricity. Private drainage and gas.

**Local Authority** Stafford council, Band F

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

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.





**The Willows, 12 Walton Bank**  
**Gross internal area (approx)** 179.4 sq m / 1931 sq ft  
**Total** 179.4 sq m/ 1931 sq ft (Excluding Void)



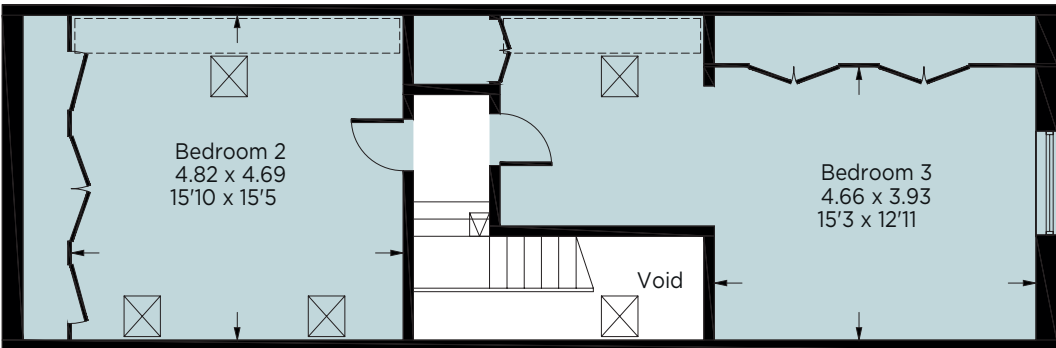
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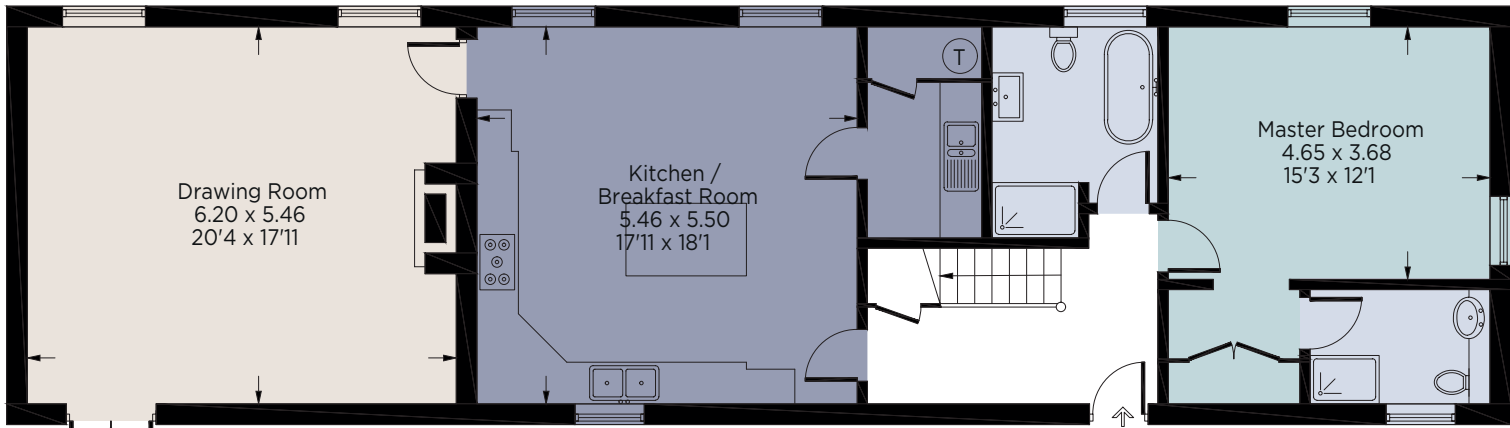
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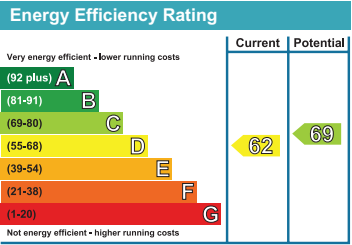
= Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**



For identification only. Not to scale. © 19/08/21 BT

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