



Regency style home with separate workshop/studio

Wincote Lodge, Wootton, Eccleshall, Stafford, ST21 6HU

Freehold





2 reception rooms • family kitchen • garden room • master bedroom • 3 further double bedrooms • Workshop/studio • Kitchen Garden • Paddock

Local information

Wincote Lodge is situated within approximately 1.4 miles of the highly regarded town of Eccleshall which offers an extensive range of facilities including a large Co-op together with a number of traditional shops and restaurants. More extensive amenities can be found in the neighbouring town of Newport, which has a Waitrose. The larger county town of Stafford provides direct access to London Euston via the West coast main line which takes approximately 1hr 18 minutes. Access to both the M6 motorway and M6 Toll is approximately a 30 minute drive.

About this property

Wincote Lodge is a charming family home which does require updating, offering a fantastic potential. The house is believed to date back to the 1870's having once been the home of John Douglas, the 9th Marquess of Queensberry. The house offers versatile family accommodation, set over two floors with many original features and is mostly surrounded by mature gardens, fruit trees and a kitchen garden offering a wide range of vegetables and produce. On entering Wincote Lodge, the reception hall has high ceilings and an attractive tiled floor, off which is the drawing room with dual aspect windows, offering in plenty of light which overlooks the wonderful grounds. There is also a large inglenook fireplace

with a Clearview Stove. The dining room has a bay window overlooking the gardens and is well suited for entertaining. The farmhouse style kitchen is situated in the older part of the house with beams which add to the character. The kitchen enjoys views across the Staffordshire countryside and has an adjoining conservatory and utility room with a useful cloakroom. Off the kitchen is access to the dry cellar which can be used as a wine cellar and useful food store. On the first floor there are four good sized double bedrooms, the master bedroom with dual aspect windows and built in wardrobes, a dressing room which could either be a study or provide an en suite. The family bathroom is split into two with the toilet separate; the main bathroom area has a large double shower enclosure as well as a free standing bath and a wash hand basin.

Gardens and Grounds:
Wincote Lodge sits in beautifully established gardens, lawn areas, and a productive kitchen garden overlooking open countryside to the rear. There is an additional paddock which could be useful for a pony. The gravel driveway provides ample parking for a number of cars and provides access past the kitchen garden and conservatory. From here the main lawn area may be accessed.

Workshop/Studio:
The property benefits from a large workshop and studio with



two floors, electricity to the workshop and the studio. There is no mains water, there is a tank in the workshop which is filled with a hosepipe periodically so the tap works. With the correct planning permission, this could lend itself to be additional accommodation/annexe.

Brochure prepared: September 2019

Photos taken: September 2019

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.

Tenure

Freehold

Local Authority

Stafford Borough Council: Band G

Viewing

Strictly by appointment with Savills





Wincotes

Gross Internal Area (approx)
 House = 267.5 sq m / 2879 sq ft (Including Store / Scullery)
 Cellar = 20.1 sq m / 216 sq ft
 Outbuildings = 125.6 sq m / 1352 sq ft (Excluding Void)
 For identification only. Not to scale.
 Plan by Cloudbase Photography



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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