



£975,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: F

Penkrige Stafford

Teddesley Road Penkrige
Stafford Staffordshire



Located on the outer fringes of the ancient parish of Penkrige village in the ever so sought after Teddesley Road. With an exceptionally high level of charm, individuality, character and being unique in it's own right, this exclusive residence provides an unrivalled opportunity believed to be originally over 200 years old.

With superb views to the rear and side aspects over the beautiful gardens, paddock and the Staffordshire and Worcestershire Canal. Positioned superbly on this generous plot with not only a large driveway accessed via brick pillars and gates, but with a second access drive to the paddock which also has an extensive patio. Internally the magic continues with an array of features ranging from feature wood burner, stone window ledges, parquet floorings, stone features and more. Superbly presented accommodation offers very versatile living with the ground floor offering a superb kitchen and a utility, open plan living room/snug and entrance hall, dining room, main lounge and a contemporary shower room. The first floor has a superb two tier landing, four double bedrooms and a luxurious family bathroom. In addition to the main residence there is further versatility with a detached double garage/coach house providing great potential.

- Outstanding Character Detached House
- Sublime & Extensive Canal Side Gardens
- Paddock With Individual Access
- Four Double Bedrooms
- Refitted Bathroom & Shower Room
- Three Generous Reception Rooms

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Entrance Reception Hallway

A stunning, welcoming & bright hallway reception area approached through a double glazed front entrance door, and having double glazed windows to the front elevation, feature Parquet woodblock flooring complimented with partial stone paved flooring, exposed timber framing & brickwork, open-plan to the Snug/Living Room area, and internal doors off, providing access to;

Ground Floor Shower Room 10' 9" x 4' 11" (3.28m x 1.49m)

A spacious shower room which features a fully tiled double shower cubicle & screen housing an electric shower over, a pedestal wash basin with chrome mixer tap, and a low-level WC. In addition, there is inset ceiling spotlighting, ceramic tiled walls, ceramic tiling to the floor, a chrome towel radiator, extractor fan, a double glazed window to the rear elevation, and a door off to a built-in storage & airing cupboard housing the oil fired central heating boiler.

Snug/Living Room 15' 0" x 13' 3" (4.58m x 4.05m)

A cosy & inviting reception room, featuring Parquet woodblock flooring, exposed timber beams & feature stone brickwork fireplace & chimney breast with an exposed timber mantle over housing a wood burning stove, There is an opening



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through to the Kitchen, a door to a useful storage cupboard area, and a double glazed walk-in bay window to the side elevation.

Kitchen 15' 0" x 9' 11" (4.57m x 3.02m)

Recently fitted with a modern & contemporary range of shaker style wall, base & drawer units with wood work surfaces over to four sides, one of which forming a breakfast bar area, and incorporating an inset white enamel sink incorporating a drainer and contemporary styled chrome mixer tap over, and appliances which include an integrated dishwasher, fridge & freezer, whilst having space to accommodate a freestanding Range style cooker with an existing stainless steel extractor hood over. In addition, there is ceramic tiling to the floor, bevel edged splashback tiling to the walls, discreet under cupboard lighting, ceiling spotlights, radiator, double glazed windows to both the front & side elevations, and internal door of, leading through to the Utility Room.



Utility Room 10' 6" x 3' 10" (3.21m x 1.17m)

Fitted with matching base units & work surface over, and also having ceramic tiling to the floor, a superb original feature archway, a timber stable style door to the rear elevation, and double glazed windows to both the front & side elevations.



Inner Lobby

Having Parquet solid wood block flooring, a double glazed window to the side elevation, and further internal door off, leading through to the Lounge.

Lounge 22' 5" x 14' 11" (6.84m x 4.55m)

A spacious & inviting lounge, featuring an exposed stone brick fireplace & chimney with a timber mantel over, and stone hearth, discreet skirting board heater, a cast-iron Victorian style radiator, a double glazed walk-in bay window to the side elevation, a further double glazed window to the rear elevation, and two further feature triangular windows with stone cills.



Dining Room 19' 11" x 17' 7" (6.07m x 5.35m)

A further spacious reception room, feature exposed stone flooring, a cast-iron Victorian style radiator, a further exposed stone brick fireplace & chimney breast housing a feature electric log effect stove, set on a quarry tiled hearth with a timber mantel over, a drop down loft hatch incorporating a ladder providing access to an overhead storage area, two double glazed windows to the front elevation, a double glazed sliding patio door opening out on to a patio seating & entertaining area, and two feature triangular windows with stone cills to the side elevation.



First Floor Landing

A dual-level landing featuring a double glazed window with stone cills, and a further double glazed window to the rear elevation, radiator, and internal doors off, providing access to;

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Walk-in Airing/Storage Cupboard 9' 5" x 6' 4" (2.87m x 1.92m)

A walk-in airing cupboard having fitted shelving, a hot water cylinder tank, and a double glazed window to the front elevation.

Bedroom One 14' 8" x 9' 10" (4.46m x 3.0m)

A spacious double bedroom which features an exposed timber vaulted ceiling with exposed timber beams, views to the rear elevation of the beautiful neighbouring Staffordshire & Worcestershire canal & well manicured gardens. There are double glazed windows to both the side & rear elevations, ceiling spotlights, and a radiator.

Bedroom Two 14' 11" x 10' 4" (4.54m x 3.14m)

A second spacious double bedroom, having a double glazed window to the side elevation, ceiling spotlights, and a radiator.

Bedroom Three 14' 7" x 10' 5" (4.44m x 3.18m)

A third spacious double bedroom, having a double glazed window to the side elevation, ceiling spotlights, and a radiator.



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Bedroom Four 14' 10" x 9' 11" (4.52m x 3.02m)

A further spacious double bedroom, having a double glazed window to the side elevation, ceiling spotlights, and a radiator.

Bathroom 11' 6" x 10' 10" (3.51m x 3.31m) (maximum measurements)

A superb recently fitted bathroom, boasting a white suite which consists of a panelled bath with chrome mixer-fill tap, a contemporary style wall mounted floating wash hand basin with chrome mixer-fill tap over, and vanity drawer beneath, and a low-level dual-flush WC. The bathroom also features a walk through separate fully tiled sauna style shower area housing a mains-fed mixer-shower over with bench seating. In addition, there is ceramic tiling to the floor, ceramic tiled walls, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits in beautiful well maintained gardens and is approached over a long tarmacadam driveway with feature brick edging via secure wrought-iron gated access with brick pillars to either side. The driveway is lined with a variety of small plants shrubs & trees, and provides ample off-road parking continuing to a turning circle area and a further additional gravelled driveway which provides access to the Coach House. The are extensive lawned garden areas with mature trees to the borders.

Coach House 26' 8" x 14' 5" (8.14m x 4.39m)

Accessed via twin timber doors to the front elevation, and having two windows to the rear elevation, two feature porthole windows, and having a mezzanine first floor storage area. The coach house benefits from having both power & lighting installed, and there is an internal door off, leading through to a WC.

Coach House WC

Fitted with a suite comprising of a low-level WC, and a pedestal wash hand basin. In addition, there is ceramic tiling to the floor, and modern aqua panelling to the walls.

Outside Rear

The rear garden boasts an extensive range of landscaped lawned garden areas, a variety of mature plants, trees & shrubs, feature exposed stock brick walling & steps with a range of block paved & paved patio seating/outdoor entertaining areas, an original feature water well (disused), a log store, and a pedestrian gate providing access to the neighbouring canal side tow path.

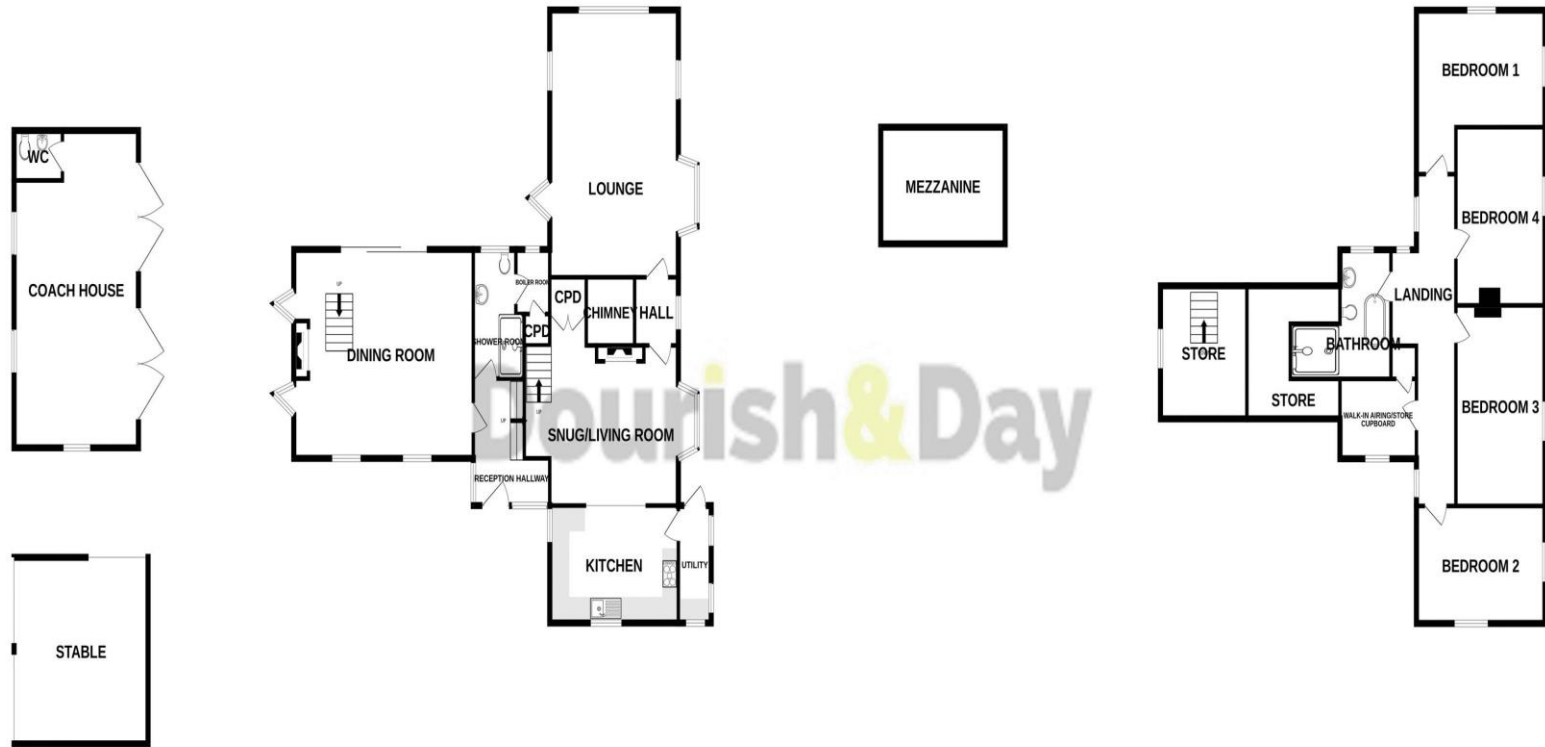
Separate Paddock Area

Accessed via its own independent driveway via secure brick pillared & gated access, leading to a paddock & separate Menagerie & Stabling, enclosed by fencing, and a pedestrian pathway which leads to an additional decked seating area overlooking the Paddock.



GROUND FLOOR
2019 sq.ft. (187.5 sq.m.) approx.

1ST FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA : 3311 sq.ft. (307.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Energy efficiency class (lower is better)	Current	Potential
92-100	A	85
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

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Best energy efficient - higher running costs

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