



£725,000



TENURE: Freehold



EPC RATING: E



COUNCIL TAX BAND: D

Lapley Stafford

Park Lane Lapley
Stafford Staffordshire



5



2



4

This substantial detached home is set within a delightful Courtyard accessed via electronic gates, a select courtyard of just two homes on the edge of the picturesque village of Lapley, set within a Conservation Area, steeped in history, and located on the Staffordshire/ Shropshire borders with wonderful access to beautiful open countryside! Offering a rural setting on the edge of the village yet within easy reach of major road and rail transport links, schools, and other amenities. This is a rare and welcome addition to the market so don't delay in arranging your viewing as unique, spacious family homes in such sought after locations are hard to come by. With outstanding ground floor accommodation having a main living room, separate snug, living kitchen, vaulted breakfast room, utility, large dining room, guest wc and two sets of stairs to the first floor where there are five bedrooms, a feature balcony enjoying the rural rear aspect and a family bathroom. Generous rear garden and carport along with a private courtyard seating area.

- Unique & Generously Proportioned Detached Property
- Rural Village Location, Exceptionally Sort After
- Five Bedrooms & Four Reception Rooms
- Feature Balcony Enjoying Rural Views
- Generous Garden & Gated Access
- Abundance Of Charm, Character & Individuality

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Entrance Hallway

A bright and inviting entrance hallway approached through a canopied part-glazed timber door and featuring Parquet flooring, timber beams to ceiling, and having a dado rail, radiator, stairs off rising to the first floor accommodation and landing with useful understairs storage cupboard beneath, and internal doors to;

Guest WC

Fitted with a suite comprising of a low-level WC, and a pedestal wash basin. There is part-tiling to the walls, radiator, extractor fan, and a double glazed window to the front elevation.

Lounge 17' 11" x 11' 11" (5.46m x 3.62m)

A focal point of the spacious lounge is an Inglenook exposed brick fire surround housing a wood burning fire, and having wooden panelling and dado rail to the walls, timber beams to the ceiling, Parquet flooring, radiator, a double glazed window to the side elevation, a further two double glazed windows to the front elevation, double glazed French doors



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providing views and access to the rear garden, and internal door leading through to the Snug.

Snug 15' 9" x 10' 0" (4.80m x 3.05m)

A further spacious room again featuring a further Inglenook brick fireplace having a timber mantle and tiled hearth, feature timber beams to the ceiling, dado rail, radiator, a double glazed window to the rear elevation, two further double glazed windows to the side elevation, and double glazed French doors to the rear elevation providing views and access to the rear garden.

Breakfast Kitchen 17' 11" x 12' 2" (5.45m x 3.71m)

Featuring a fitted range of wall, base & drawer units with work surfaces over and incorporating a twin Belfast sink with mixer tap. There is space to accommodate a range style cooker set in an inglenook brick surround with timber mantle over, a feature Pitsburg cast-iron wood burner, timber beams to the ceiling, tiling to the floor, wooden wall panelling to dado rail, radiator, internal glazed French doors leading through to the Snug, archway opening into Breakfast Room, double glazed windows to the front elevation, and also having a living space area.

Breakfast Room 12' 8" x 9' 11" (3.85m x 3.02m)

A delightful room featuring a vaulted ceiling with four double glazed skylight windows, and having useful understairs storage, tiling to the floor, a radiator, double glazed windows to both the side & rear elevations, double glazed French doors to the rear elevation, and an archway opening leading-in to the Utility Room.

Utility Room 10' 2" x 5' 9" (3.11m x 1.76m)

Featuring fitted wall units, and having fitted work surfaces beneath providing space to accommodate a number of appliances including a washing machine, dishwasher & refrigerator. There is tiling to the floor, a radiator, a feature timber "stable door" style door to the front elevation, and an internal timber door to;

Dining Room 18' 3" x 16' 9" (5.57m x 5.11m)

Fitted with a range of base and eye-level units with work surfaces over, a feature wood burner set within a brick fireplace, built-in storage cupboards, double glazed windows to both the side & rear elevations, a double glazed door to the side elevation, and two sets of double glazed French doors to the front elevation.

First Floor Galleried Landing One

A feature galleried landing having an access point to the loft space, dado rail, useful storage cupboard, and internal doors to;



Bedroom Three 13' 2" x 10' 1" (4.02m x 3.07m)

A spacious third double bedroom having two built-in wardrobes, radiator, two double glazed windows to the side elevation and a further double glazed window to the rear elevation.

Bedroom Four 11' 10" x 9' 2" (3.61m x 2.80m)

A fourth double bedroom having a radiator, dado rail, and a double glazed window to the front elevation.

Bedroom Five 11' 11" x 8' 5" (3.62m x 2.56m)

A further double bedroom featuring a stained glass porthole window, radiator, and double glazed windows to both the side & rear elevations.

Bedroom Two 14' 8" x 12' 6" (4.46m x 3.81m)

A spacious double bedroom featuring three built-in wardrobes, and having dado rail, radiator, and double glazed windows to both the side &



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rear elevations. This is a "Jack & Jill" style room with internal doors off to both landings.

First Floor Galleried Landing Two

A vaulted galleried landing, having stairs rising from the Breakfast Room, a skylight window to the front elevation, radiator, a further double glazed window to the front elevation, and internal door to;

Bedroom One 17' 9" x 16' 3" (5.40m x 4.95m)

A very spacious bedroom which is currently being utilised as a first floor lounge, and having two radiator, an inset "living flame" gas fire set within a surround, two double glazed skylight windows to the front elevation, and two further double glazed skylight windows to the rear elevation. In addition, a further feature of this room is the double glazed French doors which lead out on to a Balcony.

Balcony (Bedroom One)

A timber decked feature balcony with wrought iron balustrades and handrails to the surrounds, and enjoying pleasant views beyond.

Family Bathroom

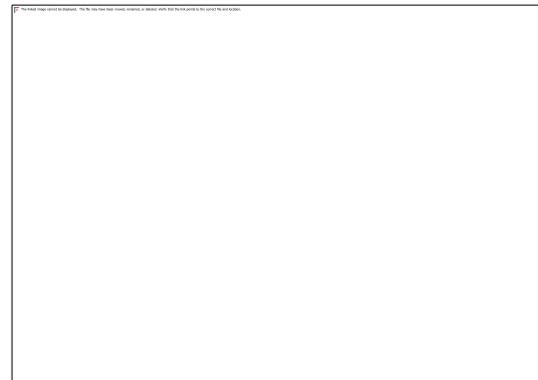
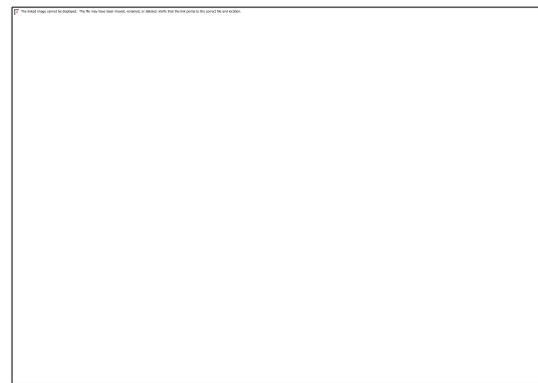
An impressive family bathroom featuring a roll-top bath with mixer tap and shower over, a wash hand basin, and a Victorian style WC with elevated cistern. There is tile effect flooring, wooden panelling to dado rail, and a double glazed window to the front elevation.

Externally - Front Elevation

The property is approached via large remotely operated decorative wrought iron double gates onto a block-paved driveway leading up to a shared forecourt area providing parking and access to the front of the home and Carport to the side which in turn provides continued access to the rear garden. Adjacent to the driveway entrance is a well manicured lawned garden area which is bordered by a variety of flowerbeds, plants & shrubs.

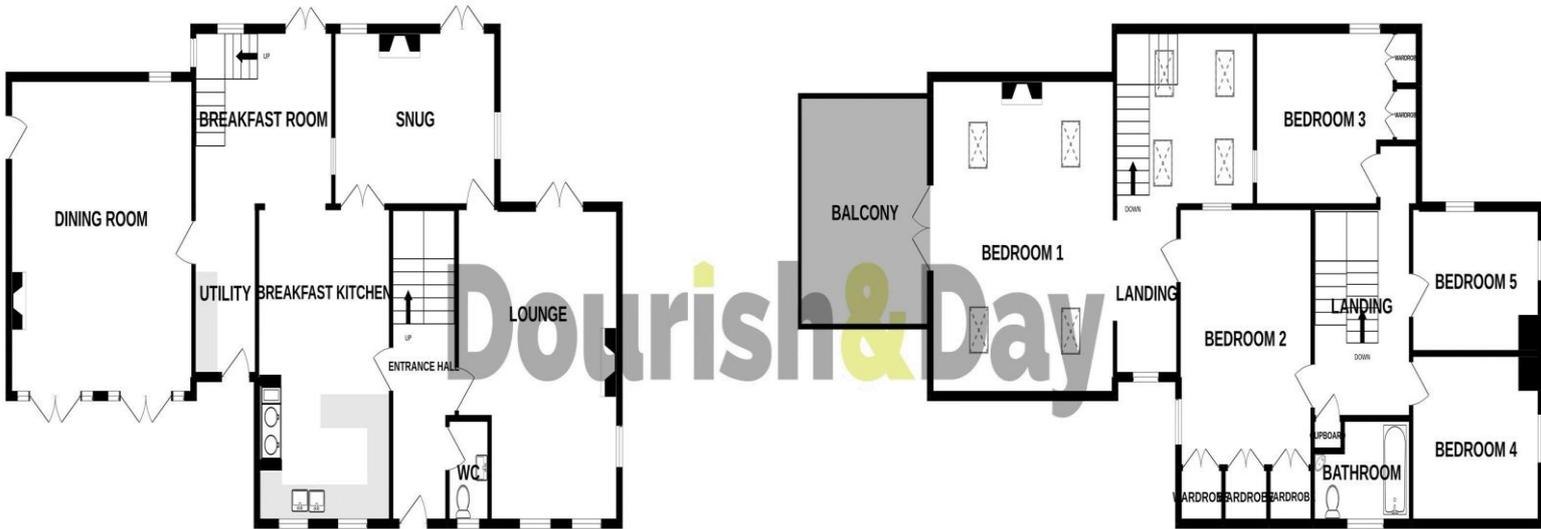
Externally - Rear Garden

A good sized rear garden with the majority being laid to lawn, having a paved patio seating area enjoying pleasant views to the rear aspect, an external water tap. The garden is enclosed by panelled fencing, and there is access to the side garden which again features a courtyard style block-paved patio seating area, a timber built bin storage area, and enclosed by brick walling and panelled fencing with access to Park Lane.



GROUND FLOOR

1ST FLOOR



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 | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

England, Scotland & Wales



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