



£220,000



TENURE: **Leasehold**



EPC RATING: **E**



COUNCIL TAX BAND: **D**

## Eccleshall Stafford

Horsley Hall Horsley Eccleshall  
Stafford Staffordshire



*Indulge in the epitome of luxury living with this charming two-bedroom penthouse—an ideal choice for those contemplating downsizing or seeking a convenient lock-and-leave lifestyle.*

The open-plan living, dining, and kitchen area, complete with a balcony offering stunning rural views, ensures ample space for comfortable living. Ascend a spiral staircase to a large master bedroom featuring a dressing area, a balcony, and an en-suite bathroom, creating a tranquil retreat. A second double bedroom with its own ensuite adds to the convenience. Set against a backdrop of beautiful grounds, this penthouse provides breathtaking views of the rural countryside, a rarity in the market. Opportunities like these are seldom available, making prompt viewing appointments highly recommended. Immerse yourself in the luxury and tranquillity of this unique penthouse—schedule your viewing today!

- Beautiful Period Penthouse Apartment
- Two Bedrooms With En-suites To Both Rooms
- Open-Plan Living/Dining/Kitchen
- Beautiful Communal Grounds & Allocated Parking
- Located In A Highly Sought After Location
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Accessed through a secure intercom controlled entrance door, featuring a period spiral staircase which rises up to the First Floor Landing with feature glazed windows, and internal door(s) off, providing access to;

## Guest WC & Shower Room 4' 9" x 6' 2" (1.44m x 1.88m)

Fitted with a white suite comprising of a walk-in screened shower cubicle housing a mains-fed shower, a wash hand basin with chrome mixer tap, and a low-level WC. There is ceramic tiling to the walls, ceramic tiled flooring, and a chrome towel radiator.

## Open-Plan Kitchen, Dining & Living Space 31' 1" x 20' 6" (9.47m x 6.25m)

A substantial "hub of the home" featuring an open-plan contemporary living space, kitchen & dining area featuring heated panelled skirting throughout the area. The kitchen boasts a modern & contemporary styled range of wall, base & drawer units with fitted work surfaces over, incorporating an inset single bowl sink/drainage with mixer tap over, and a range of integrated/fitted appliances including an electric eye-level double oven, electric hob with double width cooker hood over & integrated dishwasher. There is wood effect vinyl flooring, and double glazed windows to the front & side elevations, and skylight windows to a number of elevations providing an abundance of natural lighting



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throughout. To the front elevation from the living room area are double glazed French doors opening out onto a feature balcony.

### Balcony (Open-Plan Living Space)

A fabulous feature providing an outdoor seating area, and views of the grounds and neighbouring areas.

### Utility Room 4' 6" x 6' 4" (1.37m x 1.92m)

Having a fitted storage cupboard, under-counter space(s) for plumbed appliance(s), chrome radiator, and wood effect vinyl flooring. The utility room also houses a wall mounted gas central heating boiler.

### First Floor Landing

Accessed from the entrance hallway via a spiral staircase, featuring a double glazed window to the side elevation, and having internal doors off, providing access to all Bedrooms & Bathroom.

### Bedroom One 13' 1" x 13' 2" (4.00m x 4.02m)

A double bedroom, having a walk-in wardrobe with clothes rails, panelled skirting heating throughout, open-plan leading into the En-suite bathroom, and featuring double glazed French doors opening out onto the feature Balcony.

### Balcony (Bedroom One)

Having an outdoor seating area, and enjoying elevated neighbouring views.

### En-suite Bathroom (Bedroom One) 11' 0" x 7' 3" (3.36m x 2.22m)

Accessed via an open-plan step down into the spacious bathroom being fitted with a modern contemporary styled white suite comprising of a low-level WC, a half pedestal wall-mounted wash hand basin with chrome mixer tap over, a separate walk-in screened shower cubicle housing a mains-fed shower, and a bath. There is part-ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

### Bedroom Two 12' 7" x 9' 2" (3.83m x 2.79m)

A second double bedroom, having a built-in storage cupboard, heated panel skirting boards throughout, inset ceiling downlighting, a double glazed skylight window to the side elevation, and further internal door leading through into the En-suite.

### En-suite Bathroom (Bedroom Two) 8' 0" x 2' 6" (2.44m x 0.77m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap & hand held shower attachment over, a wash hand basin with chrome mixer tap over, and a low-level WC. There is part-ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and a double glazed skylight window to the side elevation.

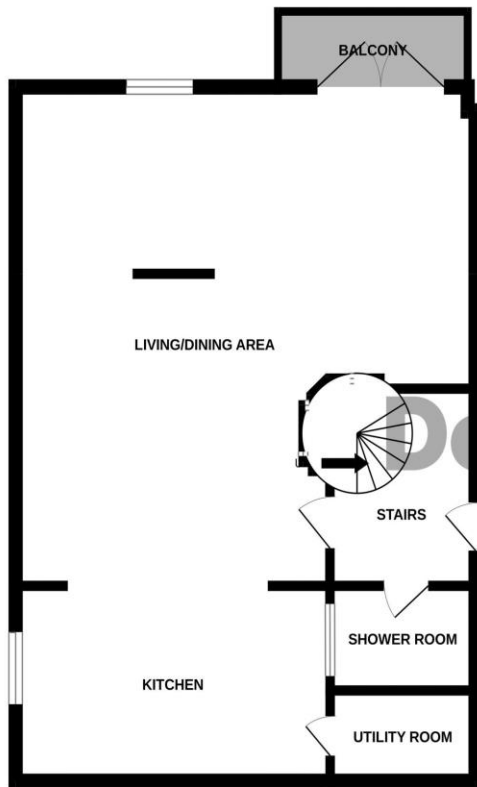
### Externally

Horsley Hall is an impressive period building, set within beautifully maintained & presented communal gardens & grounds with breathtaking countryside views in a rural setting and benefits from having an allocated parking space.

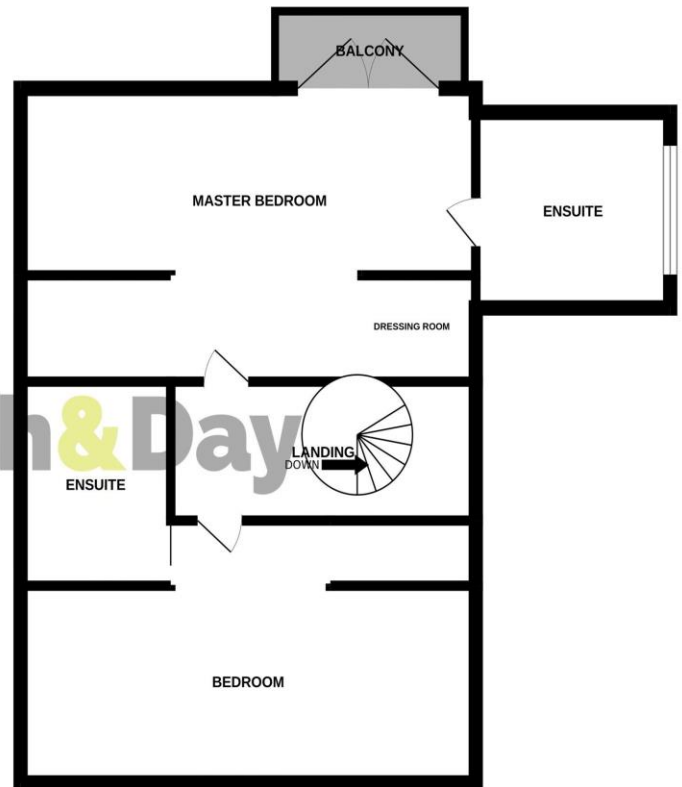




2ND FLOOR

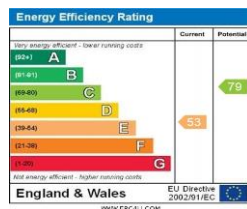


3RD FLOOR



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