



£450,000

🔑 TENURE: Leasehold    📊 EPC RATING: E    💷 COUNCIL TAX BAND: E

## Ingestre Stafford

The Old Stables, Ingestre  
Stafford Staffordshire



*Nestled near the scenic Ingestre golf course lies a captivating grade II listed property, offering a picturesque retreat amidst rolling countryside. Surrounded by a quaint courtyard, it exudes a dreamlike charm. Nearby conveniences in Great Haywood and Stafford ensure practicality without sacrificing tranquillity. Formerly the Old Stables, this home now boasts generously proportioned rooms following its conversion.*

On the ground floor, an entrance porch welcomes you, leading to a guest WC, a spacious kitchen/diner, a cosy living room, an office/snug, and a utility room. Upstairs, a family bathroom and three sizable bedrooms await, with the principal bedroom featuring its own En-suite shower room. The top floor reveals two additional rooms, accessible via separate stairs, offering versatile spaces for leisure or accommodation. Outside, the courtyard unfolds to reveal a single garage and a communal walled garden, enhancing the property's allure. In essence, this unique dwelling offers a blend of character and convenience, ideal for those seeking an exceptional residence amidst natural beauty, yet close to urban amenities.

- Delightful Grade II Conversion In Rural Village
- Well Proportioned Rooms Throughout
- Living Room, Snug/Office & Kitchen/Diner
- Five Bedrooms, Ensuite & Bathroom
- Garage & Communal Walled Garden
- Short Distance From Great Haywood

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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**Entrance Porch** 6' 1" x 4' 8" (1.86m x 1.41m)

Being accessed through a double glazed multi panel entrance door and having tiled floor and radiator.

**Guest WC** 5' 11" x 4' 1" (1.81m x 1.25m)

Having a white suite including a pedestal wash hand basin with mixer tap and low level WC. Tiled floor, chrome towel radiator and window to the rear elevation.

**Kitchen / Dining Room** 16' 9" x 8' 11" (5.11m x 2.72m)

Having a range of matching units extending to base and eye level and fitted work surfaces with a stainless steel sink drainer with mixer tap. Spaces for appliances, recessed down lights, tiled floor, radiator and multi paned window to the front elevation.

**Inner Hall**

Stairs leading to the first floor accommodation, tiled floor and window to the rear elevation.

**Living Room** 14' 10" x 15' 3" (4.51m x 4.66m)

A large bright reception room having a stone fireplace with a log stove set on a hearth. Useful storage cupboard, radiator and multi paned window to the front elevation.

**Office / Snug** 11' 5" x 8' 8" (3.47m x 2.65m)

A versatile reception room having a double glazed door leading with matching side windows leading to the rear courtyard, tiled effect flooring, radiator and recessed downlights.



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## Utility Room 6' 0" x 7' 0" (1.84m x 2.14m)

Having a range of fitted units with granite work surfaces incorporating a sink with mixer tap. Spaces for appliances, recessed downlights, tiled effect floor, radiator and porthole style window to the front elevation.

## First Floor Landing

Having an airing cupboard, further storage cupboard, radiator and two windows to the rear elevation.

## Bedroom One 18' 4" x 11' 3" (5.59m x 3.42m) - all max measurements

A superb sized dual aspect bedroom with windows to the front and rear elevations and radiator.

## Ensuite Shower Room 4' 8" x 4' 6" (1.41m x 1.37m)

Having a contemporary suite which includes a shower cubicle with fitted shower, vanity style wash hand basin with mixer tap and low level WC. Recessed downlights, tiled effect floor and chrome towel radiator.

## Bedroom Two 12' 2" x 10' 6" (3.70m x 3.19m)

A second double bedroom having a vanity wash hand basin with mixer tap, radiator and window to the front elevation.

## Bedroom Three 12' 1" x 11' 5" inc robes (3.69m x 3.47m inc robes)

A third double bedroom with a range of fitted wardrobes and drawers, radiator and window to the front elevation.

## Family Bathroom 7' 11" x 5' 8" (2.41m x 1.73m)

Having a contemporary suite which includes a panelled bath with mixer tap and mains shower over, vanity style wash hand basin with mixer tap and low level WC. Tiled floor, recessed downlights, chrome towel radiator and window to the rear elevation.

## Second Landing Area 9' 8" exc door recess x 9' 5" (2.94m exc door recess x 2.88m)

A versatile area that could also be used as a further office space, radiator and window to the front elevation. Two sets of stairs rise to the following rooms:

## Bedroom Five / Playroom 17' 6" x 9' 3" (5.34m x 2.82m)

Having exposed wood structure beams, recessed downlights and electric wall heater.

## Bedroom Four / Loft Room 33' 1" x 12' 8" max with restricted head height (10.09m x 3.85m max with restricted head height)

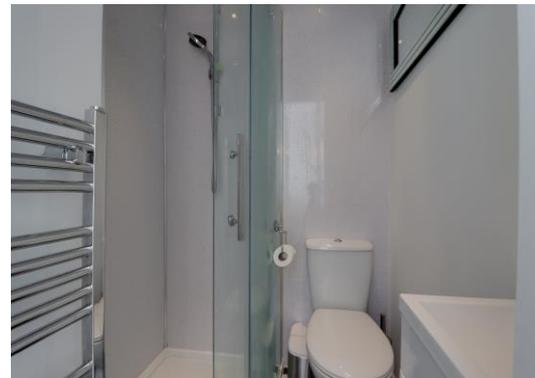
Having an array of exposed structure beams, two electric heaters, two skylight windows and access to the eaves which can be used as storage.

## Outside

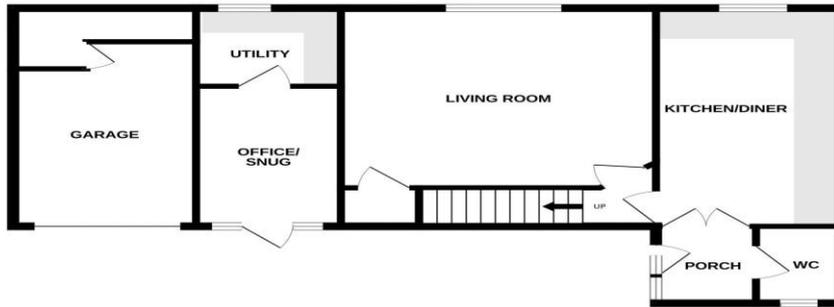
The Old Stables are located within Ingestre village and features a communal parking area within the courtyard and having communal gardens at the end of the development which is a perfect place for residents to meet neighbours or entertain your own family and friends.

## Garage

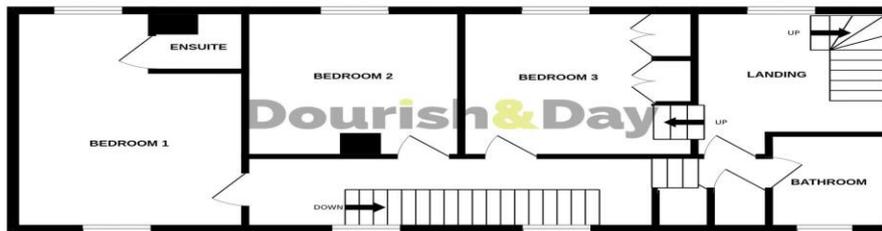
Having an up and over door to the front. This is an ideal single garage offering storage potential.



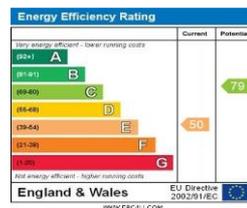
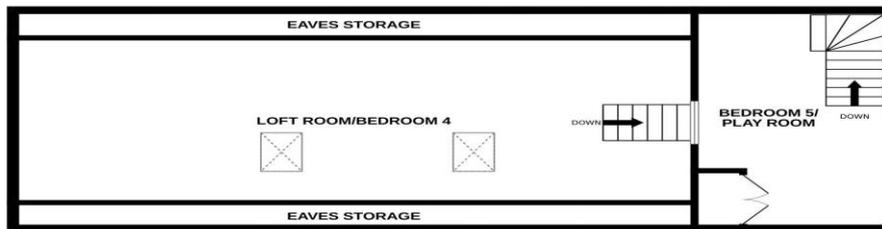
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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