



Downes  
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ESTATE AGENCY

COACH HOUSE | FISHERWICK ROAD | FISHERWICK | STAFFORDSHIRE |



# COACH HOUSE

FISHERWICK ROAD | FISHERWICK | STAFFORDSHIRE | WS13 8PS

£750,000

A thoroughly impressive and tastefully presented example of a barn conversion, forming part of this exclusive development, surrounded by open Staffordshire farmland. Set around an attractive landscaped courtyard, The Coach House occupies a substantial plot, of over half an acre, in an enviable position within the development, benefitting from great levels of privacy and an extensive gated private driveway. Easily lending itself to a small holding lifestyle if desired. A semi, 'open plan' nature is prevalent throughout part of the ground floor and the property is flooded with natural light and showcases a wonderful mix of exposed brickwork and timber frame. The current owners' flawless taste blends traditional design with the inherent charm of the barn creating a stylish, yet warm, family home. The ground floor boasts an entrance hallway with study area and guest cloakroom, an exposed brick open fireplace provides an elegant focus to the double aspect living room which opens in to a useful study area. The formal dining room leads to a recently replaced conservatory and the double aspect kitchen diner completes the ground floor.

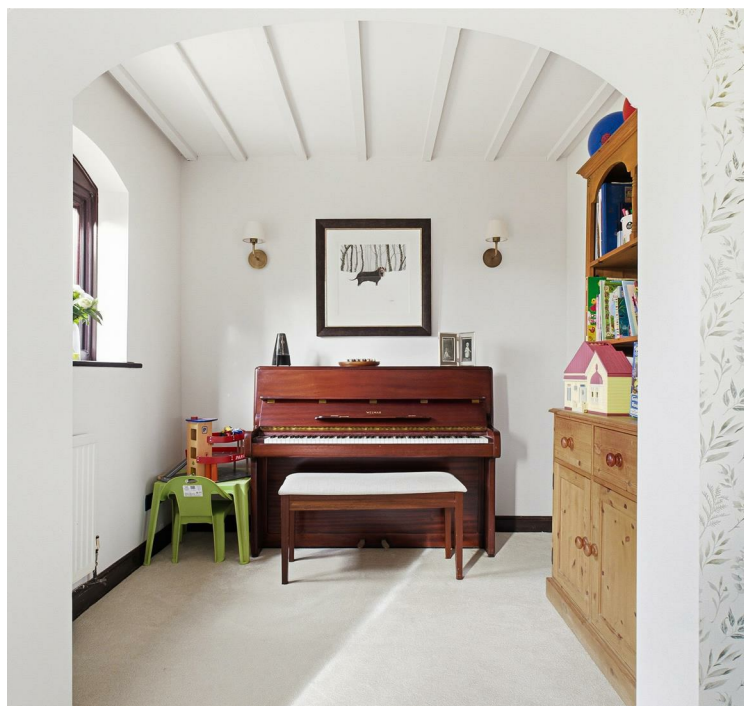
The first floor is equally impressive with an elegant gallery landing, principal bedroom with dressing area and en suite bathroom, two further bedrooms and a family bathroom. Externally the property benefits from one of the largest gardens we have seen with a barn conversion, with a walled and lawned formal garden with manicured borders and patio seating areas. The real treat lies through the gated access to a fairy tale woodland inspired garden, with mature trees and shrubs, water features and attractive natural pathways. The walled fore garden is also stylishly presented and the rare benefit of a large double garage with stair accessed loft and extensive private parking, complete this enviable package.

Viewing is essential to appreciate the idyllic rural location and the exceptional nature of this incredible family home.



## GROUND FLOOR

- Entrance Hall With Cloaks Area
- Guest Cloakroom
- Triple Aspect Living Room With Raised Open Fireplace & Door To Rear Garden
- Study Area / Music Room
- Formal Dining Room
- Recently Installed High Quality Conservatory
- Double Aspect Kitchen Diner With Door To Rear Garden





## FIRST FLOOR

- Attractive Gallery Landing
- Principal Bedroom With Double Aspect & Dressing Area
- En Suite Bathroom
- Bedroom Two
- Bedroom Three With Double Aspect
- Family Bathroom







## WHY WE LOVE THIS HOUSE...

"Coach house is a very special house. It is the most beautiful house we have ever lived in - it pulls at your heart as well as ticking all the boxes we all have on our lists! What we most enjoy about it is the serenity of the gardens and the overall setting: you have great neighbours nearby and it's so close to lovely Whittington, but you also get the sense of peace, space and privacy. Best times - everyone over for a family Christmas in the dining room and the Easter egg hunt in those gorgeous gardens".





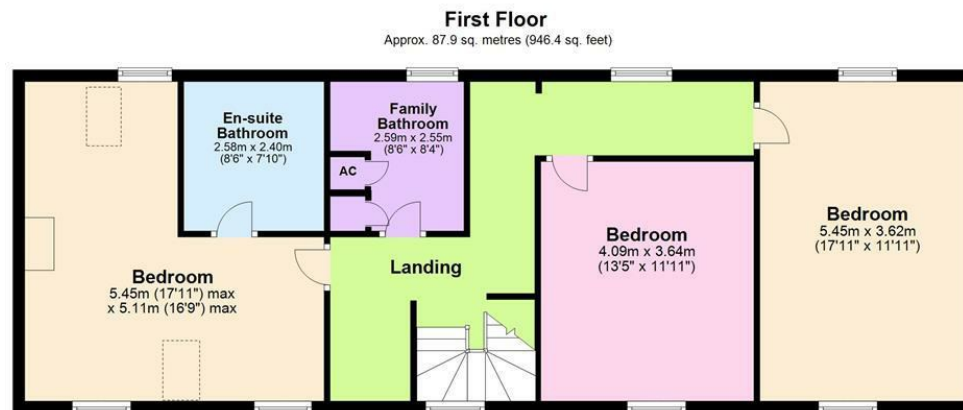
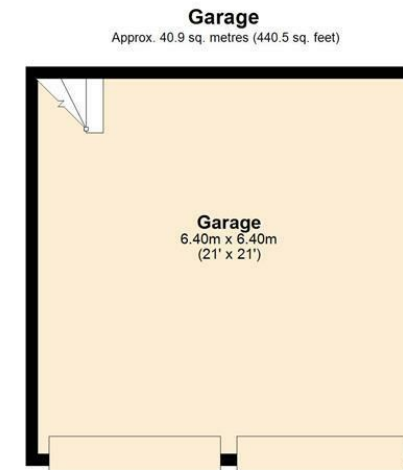
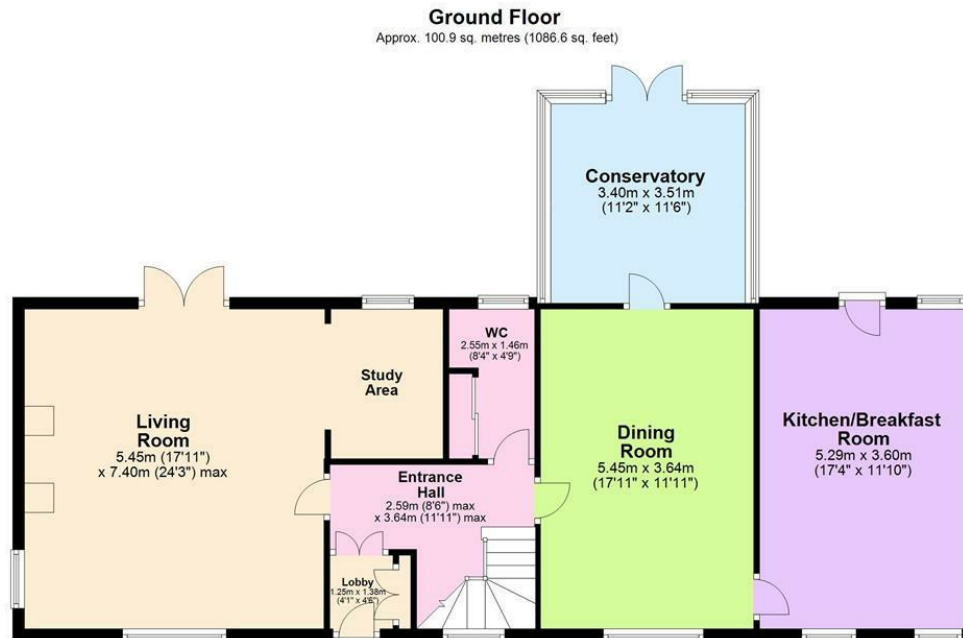
## OUTSIDE

- Impressive Plot Of Over Half An Acre
- Small Holding Potential
- Beautifully Presented Formal Lawned Garden
- Patio Seating Areas
- Fairy Tale Woodland Style Garden With Mature Trees & Shrubs, Water Features & Attractive Natural Pathways
- Extensive Gated Private Driveway
- Beautifully Manicured Hedge & Walled Boundaries
- Second block paved Courtyard Parking Area
- Double Garage With Stair Access To Loft Area / Playroom / Gym
- Stylishly Planted Walled Fore Garden





EPC Rating: D



**Garage Loft Storage**  
Approx. 20.2 sq. metres (217.9 sq. feet)



Total area: approx. 250.0 sq. metres (2691.4 sq. feet)



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