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Malthouse Farm Bellamour Way, Colton, WS15 3LN

Guide Price £780,000



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Holding a prominent position in the heart of Colton is Malt House Farm, a handsome Grade II Listed village residence showcasing a wealth of accommodation extending over three floors plus a cellar, five double bedrooms and a fabulous second floor studio offer an ideal work-from-home space. Believed to date back to the 17th Century, this exceptional period home has been extended and remodelled over time to create generously proportioned family interiors, whilst sympathetically retaining the original charm and features including character doors, inglenook fireplaces and exposed beams.

There are three generously proportioned reception rooms beginning with a dining room with stunning inglenook fireplace, a versatile playroom/snug and a sitting room also having an open fireplace and a wealth of exposed timbers and beams. Extending across the rear of the property is a magnificent open plan kitchen which opens through to the oak framed living and dining room enjoying views over the corner plot gardens. Functional spaces include a boot room and a utility which opens into a walk in pantry and separate laundry room. To the lower ground floor a cellar offers a versatile storage space.

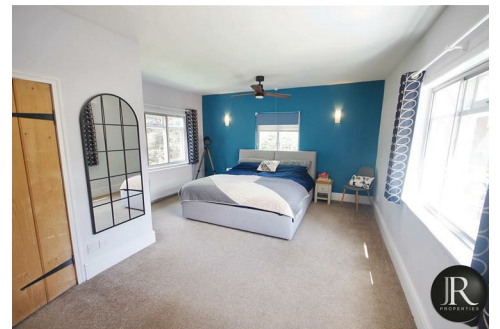
Four double bedrooms are set to the first floor serviced by two family bathrooms, with the master bedroom also having private use of a fabulous dressing room and modern en suite. The second floor is laid to a fifth en suite bedroom, with a versatile studio and office presenting potential for use as additional bedroom space, a games room or a home office suite.

The well tended garden extends to the front, side and rear of the property offering a sunny space to enjoy the tranquil surroundings, as well as having gated access to a driveway with parking for three to four vehicles. The farmhouse is serviced by mains gas central heating and resides in the heart of this charming Staffordshire village, combining the ideals of peaceful countryside living with convenient access to local amenities.



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