



The Homestead Chebsey, Eccleshall, Staffordshire, ST21 6JU

**Tinsley  
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independent property expertise





A quintessential English country cottage in a quintessentially English village setting. The Homestead is at the heart of Chebsey village, set in about 0.75 acres of garden with farmland to the rear and views towards the church at the front of the house. The original part of the house dates from the mid 1600s having been extended in more recent times to create a thoroughly modern home which caters for every requirement of twenty-first century family life, offering spacious accommodation which is appointed to the highest of standards throughout. Step outside and you will discover beautifully kept private gardens with a large wrap-around patio, offering endless opportunities for outdoor living. This is a lovely house which successfully marries its many period features with modern style and convenience.

#### Accommodation

##### Ground Floor

Entrance porch with oak front door leading through to a welcoming hallway, with bespoke oak staircase and oak flooring extending through to the sitting room and study. The sitting room features a beamed ceiling and imposing inglenook with raised hearth and wood burning stove. Window to the front of the house and door to the side opening to the patio. Formal dining room with doors from the hall and kitchen, beamed ceiling and a cast iron period kitchen range.

Lovely open plan kitchen with space for dining and sitting room extension to the rear with French doors opening to the patio. Quiet study with rear facing window overlooking the garden and French doors leading to the patio. The kitchen features a range of bespoke units with painted cabinet doors and contrasting black granite work surfaces and a full range of integrated appliances with eye level oven and microwave, ceramic electric hob, dish washer, refrigerator and freezer. brick chimney breast with Aga 4 oven range. Utility room & downstairs WC.

##### First Floor

L-shape landing with exposed beams and A-frame, two skylight windows. The main bedroom has built-in storage along one wall, two large skylight windows and rear facing window with views over the garden. Adjacent shower room with traditional style white suite. Four further bedrooms, two double and two single and a family bathroom with traditional style white suite.



### Domestic Outbuildings

Detached brick built single garage with integral workshop and separate garden store built to the rear. Two covered log stores and recess for the oil storage tank at the side of the garage. Garden building comprising mower store and self-contained insulated home office.

### Gardens

The Homestead occupies a large garden plot extending in total to approximately 0.75 acres adjoining farmland at the rear. The plot is slightly elevated and enjoys views to the front towards Chebsey village church. Block paved gated driveway with parking for a number of cars. The rear garden is mainly lawn with established hedge borders and features a large wrap around Indian stone patio providing oodles of space for outdoor living. Wooden garden pergola and covered seating area with a garden pond backdrop.

### The Area

The village of Chebsey is in a rural location between Eccleshall and Stone and despite the illusion of being miles from anywhere, the village is easily accessible from all points of the compass. Eccleshall High Street is a little over 2 miles away, Stone town centre 5 miles and Stafford about 7 miles. There are railway stations at Stone, Stafford and Stoke-on-Trent and 3 international airports within 1 hour drive. M6 jct 14 is with 10 minutes drive & jct 15 is easily accessible.

### General Information

what3words location; repair.spirits.regaining

Services; Mains electricity & water. Oil fired central heating. Drainage to a modern self-contained Klargester sewage treatment plant.

The property is exempt from EPC certification

Freehold Asking Price £775,000

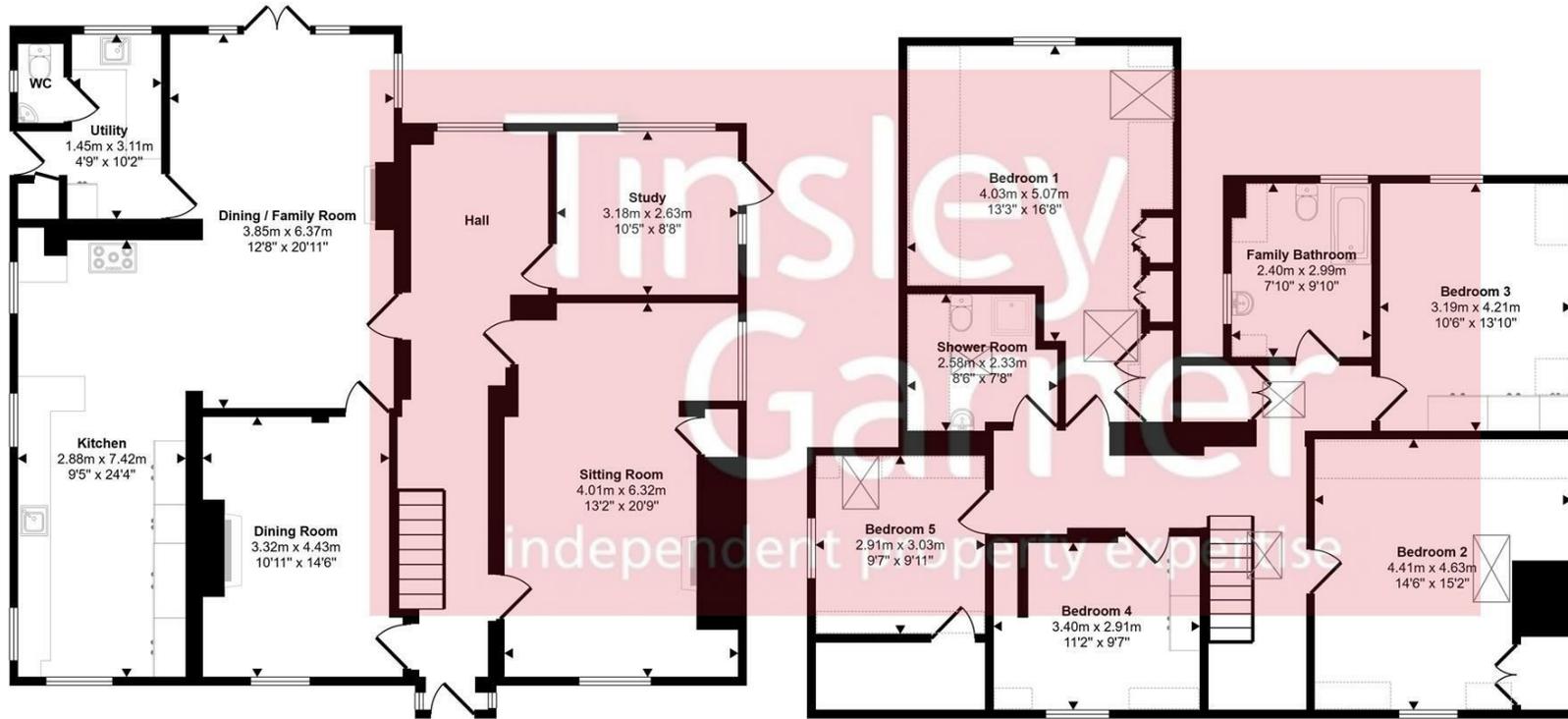
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion

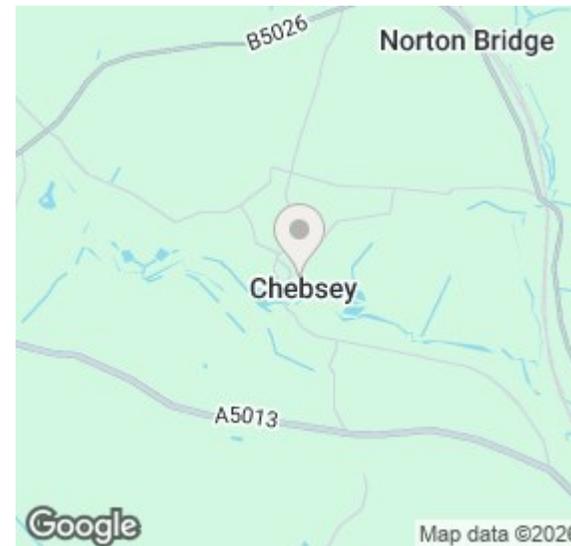
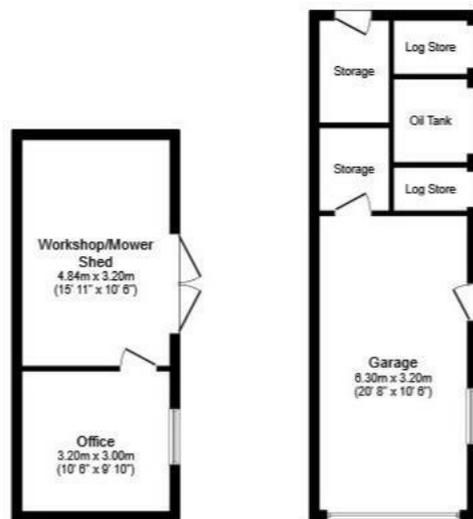


Approx Gross Internal Area  
271 sq m / 2914 sq ft



Ground Floor  
Approx 126 sq m / 1354 sq ft

First Floor  
Approx 115 sq m / 1240 sq ft







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