

**Tinsley  
Garner**  
independent property expertise



## The Chapel, Garshall Green, Milwich, Stafford, ST18 0EP



**£545,000**

Are you a Vicar of Dibley fan?...well this totally gorgeous converted chapel could be straight from the set and possibly be the answer to all your prayers. Built in 1835, nestled in the idyllic and tranquil rural hamlet of Garshall Green and converted by the present owners to a high specification throughout. The property oozes character and charm with vaulted beamed ceilings and fireplaces, boasts stunning gardens including a secluded dining area, and offers accommodation comprising, entrance porch, spacious living room, inner hallway, guest cloakroom, kitchen diner with separate walk-in store/larder, utility and two double bedrooms both of which have ensuite facilities. The Chapel is approached via a private driveway providing generous off road parking and also benefits from double glazed windows, LPG central heating, a Sky Media connection and much more besides. Located a little over 1 mile from Milwich village, 6 miles from Stone town centre, also with access to Uttoxeter, the A50 and M6.

NO UPWARD CHAIN Early viewing essential.



**01785 811 800**

**<https://www.tgprop.co.uk>**





#### Entrance Porch

The porch has a period wooden door, an open brick archway to one side with pathway leading to the gardens, and an oak archtop front door opening to the property.

#### Living Room

A large and impressive reception room offering an exposed beam and part vaulted ceiling, hardwood double glazed windows to front and side elevations, period oak fire surround with slate hearth and inset cast iron fire grate, two radiators, exposed floorboards, TV connection, stairwell to the first floor accommodation and archtop oak double doors opening to the inner hall.

#### Inner Hall

With exposed brickwork and floorboards, latch door to the guest cloakroom and archway to the kitchen diner.

#### Guest Cloakroom

Fitted with a white suite comprising: WC and wall mounted wash hand basin with tiled splash-back and chrome taps. Victorian style radiator, exposed floorboards and extractor fan.

#### Kitchen Diner

A spacious kitchen diner fitted with a range of white finish and wooden wall and floor units, solid wood work surfaces with brick tile splash-backs and underset twin bowl sinks with chrome mixer tap. Two hardwood double glazed windows to the side aspects, brick feature fireplace with oak mantle and inset wood burning stove, quarry tile floor, latch doors to the utility and store/larder, Victorian style radiator and solid wooden external door opening to the side porch.

Appliances including: LPG range cooker with extractor hood and light above, integral dishwasher. ,

#### Utility

Housing the pressurised hot water storage system, wall mounted Worcester Greenstar 24i LPG condensing combi central heating boiler, Sky Media connection and Cat 5 network hub. With wooden work surface and shelving, quarry tile floor and plumbing for a washing machine.

#### Store / Larder

Offering plenty of storage with exposed floorboards and space for an American style upright fridge freezer.

#### First Floor

##### Stairs & Landing

Traditional oak spindle, newel post and banister stairs lead to a galleried landing overlooking the living room. With exposed beam vaulted ceiling and latch doors to both bedrooms.

#### Bedroom One

Offering fitted wardrobes and storage to one wall, a vaulted exposed beam ceiling with Velux skylight window, Victorian style radiator, latch door to the ensuite shower room and TV connection.

#### Ensuite Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with tiled splash-back and chrome taps, oversize fully tiled shower enclosure with mains fed rain head thermostatic shower system. Exposed beam ceiling with Velux skylight window, Victorian style radiator, tiled floor and extractor fan.

#### Bedroom Two

With two hardwood double glazed windows to the front and side elevations, vaulted exposed beam ceiling, Victorian style radiator and latch door to the ensuite bathroom.

#### Ensuite Bathroom

Fitted with a white suite comprising: rolltop freestanding clawfoot bath with chrome showerhead mixer tap, WC, pedestal wash hand basin with tiled splash-back and chrome taps. Exposed beam ceiling, two hardwood double glazed windows to the front and side aspects, two wall lights, Victorian style radiator, tiled floor and extractor fan.

#### Outside

The property is approached via double wooden gates opening to a gravelled driveway providing plenty of off road parking.

#### Gardens

The stunning gardens extend to three sides with paved pathways, rolling lawns, patio areas, mature trees and hedgerows, stocked flowerbeds and borders. Also boasting a secluded covered pergola dining area which is simply perfect for entertaining friends and family in style or simply chilling out with a glass or two as the sun goes downs. Also with a Wendy house, greenhouse and garden shed.

#### General Information

For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band E

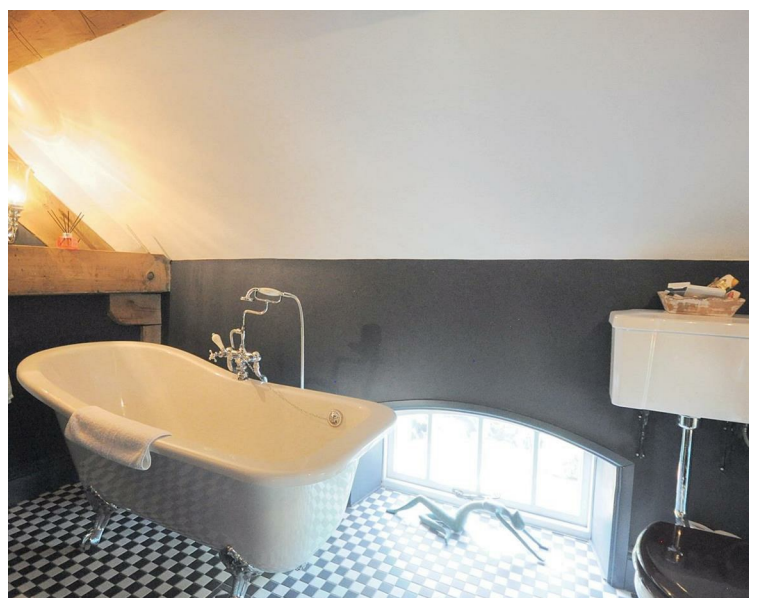
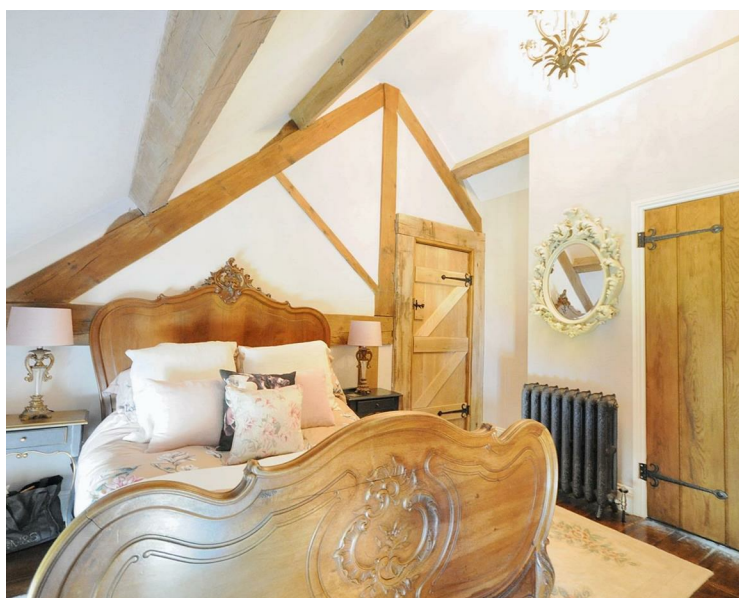
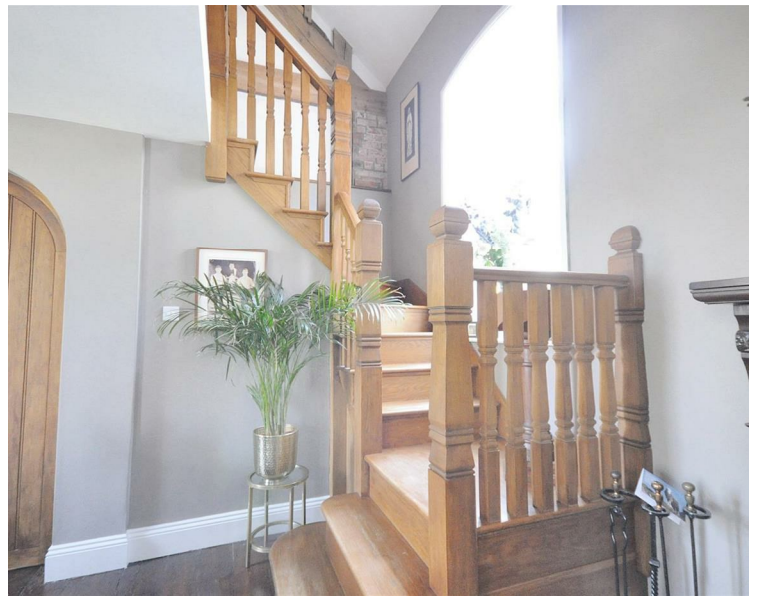
#### Services

Mains water and electricity.  
LPG central heating.  
Septic Tank

#### Viewings

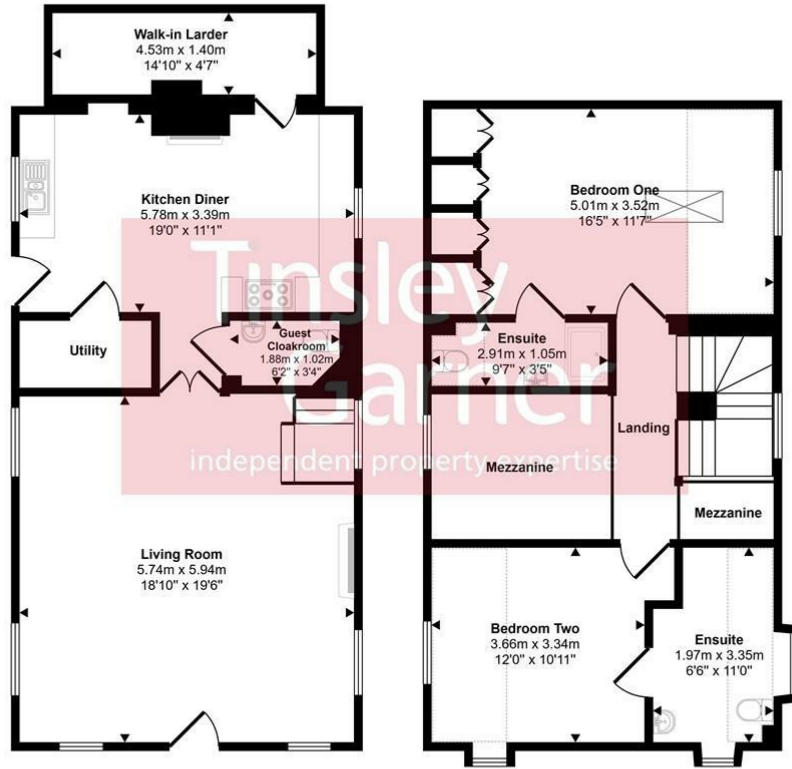
Strictly by appointment via the agent.







Approx Gross Internal Area  
123 sq m / 1322 sq ft



Ground Floor  
Approx 69 sq m / 748 sq ft

First Floor  
Approx 53 sq m / 574 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	69	81
England & Wales		
EU Directive 2002/91/EC		