



8 Gaol Butts, Eccleshall

£685,000 Freehold



This four bedroom Victorian home is ready and waiting to become your new dream home, with original features throughout you'll be living your very own period fairytale! • Four great sized bedrooms along with two bathrooms ensures room for everyone to relax and unwind. • The living room, drawing room and dining room provide excellent entertaining space for family and guests. • A bespoke hand painted kitchen provides culinary bliss, alongside a utility room for extra convenience. • Outside, find a large office space above the garage, versatile to become whatever you desire or fits your lifestyle best.



Step into a bygone era and let your period drama fantasies come to life in this enchanting four-bedroom Victorian home. Overflowing with character and charm, this property is your perfect stage to star in a life of timeless elegance and modern comfort. From the moment you open the front door, you're greeted by an entrance hall adorned with original Minton tiles, setting the scene for a magical story. To your left, the sitting room beckons with its stunning bay window, Clearview log burner, sash windows and a bespoke window seat, ideal for curling up with a good book or a cosy evening by the fire. Across the hall, the drawing room boasts another grand bay window and a feature fireplace, perfect for hosting soirées or simply unwinding in style. This leads seamlessly to the dining room, spacious enough for a banquet-worthy table and just steps away from the kitchen. The kitchen is a showstopper, featuring Loxley bespoke hand-painted cabinetry, granite countertops and Bosch integrated appliances. With Travertine flooring and underfloor heating, it's a blend of old-world charm and modern luxury. A utility room, W.C. and access to the home's cellar complete the first act. Upstairs, discover four beautifully appointed bedrooms and two bathrooms. The master suite is a star in its own right, offering a spacious double bedroom with a private ensuite featuring a shower, W.C. and sink. Two additional large doubles provide ample space, while the fourth bedroom is perfect for a single bed or a delightful dressing room. The family bathroom is a masterpiece, boasting an Imperial suite, a cast iron bath and handmade Italian tiles and American walnut flooring to elevate your daily routine. As the curtain rises on the exterior, you'll find a charming rear garden with a mix of lawn and patio, ideal for year-round enjoyment. The property also includes a garage with a fabulous bonus... a versatile office space above. Fitted with lighting, electricity, internet and storage heaters, it's ready to become your creative studio, home office or even a secret retreat. Located in the heart of Eccleshall, you're just a short stroll from fantastic local amenities, schools and great travel links in nearby Stafford. So, grab your quill and start penning the script to your period-perfect life, this Victorian gem is ready for its leading role. Call us today to book your viewing and let your story begin!



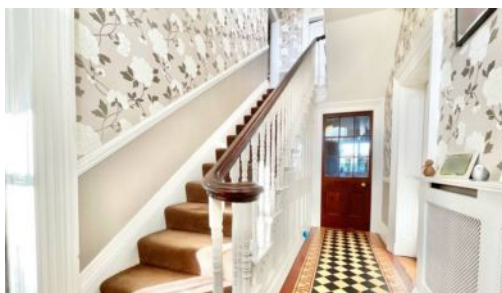
Beautiful Victorian home in Eccleshall, featuring 4 bedrooms, character details, bespoke kitchen, cellar, garden with garage & office. Close to amenities. Live your dream life!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR 108.87 sq. m.
(1171.91 sq. ft.)

1ST FLOOR 98.54 sq. m.
(1060.65 sq. ft.)

BASEMENT 22.28 sq. m.
(239.78 sq. ft.)



TOTAL FLOOR AREA: 229.69 sq. m. (2472.34 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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