



St. Lucia House, Pershall

£400,000 Freehold



A cottage style, barn conversion offering stunning rural views, a unique layout, a heap load of potential and NO UPWARD CHAIN! • Three double bedrooms and a family bathroom can be found on the ground floor, offering fantastic space to get creative. • Upstairs, a spacious open kitchen/dining/living area and W.C awaits showcasing beautiful views and a balcony for further area to relax and unwind. • Outside, an approximately 1/4 of an acre of land awaits, with mostly lawn and a patio area, the possibilities are endless! A garage and driveway to the front makes parking a breeze. • Located close by to Eccleshall enjoy excellent local amenities, schools and travel links a short drive away.



St Lucia, Caribbean? More like St Lucia, Pershall! Why hop on a plane when your dream getaway could be just down the road? This charming, cottage-style barn conversion is a true tropical treat with NO UPWARD CHAIN, close by to the buzzing town of Eccleshall, with postcard-worthy rural views, a breezy open-plan living space and bucketloads of personality and potential, this three-bedroom gem is just waiting to become your next homecation destination.

All aboard the staycation express! Pull up onto the driveway and step into a cosy porch, the perfect spot to shake off your flip-flops (or wellies, depending on the weather). Inside, you're greeted by a welcoming hallway that instantly teases the home's quirky character and sunny potential. Three double bedrooms await on the ground floor, each one bringing the sunshine in. The main bedroom is a light-filled delight with dual-aspect windows. Bedrooms two and three are more well proportioned doubles with the third giving you direct access to the garden. Spot the unique feature in the hallway, a retro-style multi-fuel burner/cooker that's both a cosy heat source and a conversation starter.

Head upstairs and you'll be blown away! The open-plan kitchen/dining/living space is your ultimate island escape. Exposed beams bring the rustic charm, while the views from the balcony and windows transport you straight to paradise, the ideal spot for a morning coffee. The kitchen features wood effect cabinetry, tiled worktops and all the essentials culinary madness. A handy W.C. upstairs adds convenience and practicality.

Outside, things just keep getting better. Sitting on an approximately $\frac{1}{4}$ of an acre plot, the rear garden is your own slice of Eden, with a generous patch of lawn, patio area perfect for deck chairs and sun lounging, along with space to plant your own palm tree or tomatoes, your call? A garage and driveway parking to the front make life a breeze. Located behind The Old Creamery which has shared access for entry, you're just a short drive from Eccleshall's buzzing town life, with fab pubs, great schools and everything you need to anchor down. So grab your sunnies and your imagination, St Lucia House is calling and it's the holiday home you never knew you needed. Call us today to book your first-class ticket to paradise.



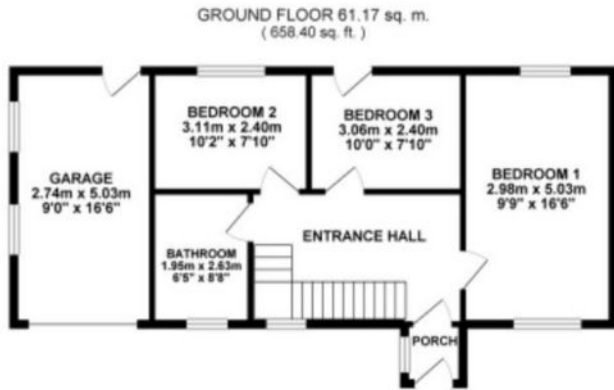
Cottage-style barn conversion in Pershall with NO UPWARD CHAIN, 3 bedrooms, open reception area, balcony, rural views & potential for dream home transformation. Garage, driveway and generous garden on a quiet, semi-rural ¼ acre plot. Close to local amenities. Call for a viewing. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





TOTAL FLOOR AREA : 108.21 sq. m. (1164.80 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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