



3 Church Street, Eccleshall

£350,000 Freehold



A charming two bedroom cottage in the heart of Eccleshall. • Two double bedrooms and a family bathroom on the first floor allows plenty of space to relax and unwind. • On the ground floor find an open plan kitchen/diner/living area, utility/workshop, study and W.C. • A roof garden is the perfect entertaining spot, while a driveway and garden to the front makes parking a breeze. • Located in Eccleshall, be close by to excellent local amenities, schools and travel links.



Straight from the pages of a storybook, this enchanting detached period cottage is ready to steal your heart and start its next chapter with you. Brimming with character, comfort and a touch of modern magic, it unfolds across two generous reception rooms and two dreamy bedrooms. Outside, its charming cottage façade, complete with a bold red front door and timeless architectural details, sits nestled among lush greenery and mature gardens.

Open the front door and step into a warm, welcoming narrative where exposed beams, wooden floors and period touches harmonise with contemporary finishes. The open-plan kitchen/living/dining area is anchored by a wood-burning stove, the true heart of the home, perfect for cosy evenings and timeless memories. Thoughtful built-in shelving and clever storage solutions appear throughout like helpful woodland guides. The modern kitchen, with its sleek cabinetry and integrated appliances, offers a delightful dining nook beneath rustic beams, ideal for family feasts or gatherings worthy of a fairy-tale banquet. A spacious utility room/workshop and a handy cloakroom keep daily life organised, while a dedicated office, flooded with natural light and offering access to the front garden, provides a productive hideaway for work or creativity.

Upstairs, both bedrooms are bright, inviting sanctuaries, spaces where sweet dreams happily ever after. The modern bathroom features a bathtub with shower overhead, elegant tiling and a heated towel rail, all resting on wood-effect flooring. And for a little extra magic, a door on the landing opens onto a roof garden/balcony, a serene perch perfect for morning coffee, evening stars or hosting intimate gatherings under open skies.

Blending period charm, modern comforts and generous indoor-outdoor living, this cottage is a rare find for those seeking a home with heart and character in every corner. Set in the heart of Eccleshall, you have local amenities, schools and travel links just a short stroll away, with Stone and Stafford only minutes by car for all your wider adventures.

Turn the page, your happily ever after begins here. Call today to book your viewing!



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Council Tax band: D

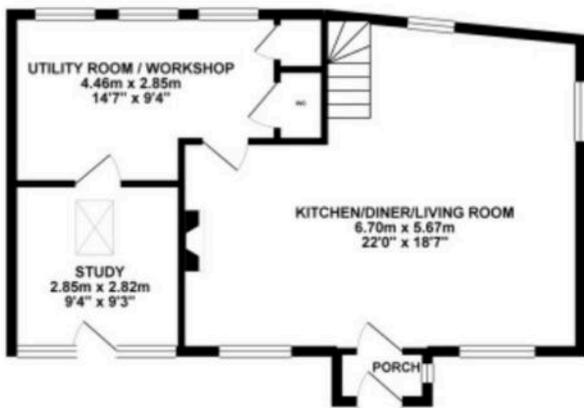
Tenure: Freehold

EPC Energy Efficiency Rating: E

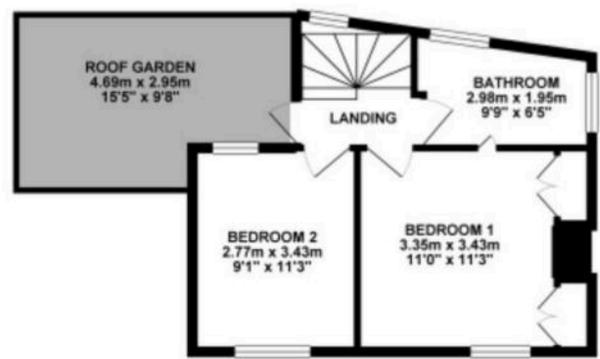
EPC Environmental Impact Rating:



GROUND FLOOR 54.47 sq. m.
(586.30 sq. ft.)



1ST FLOOR 31.76 sq. m.
(341.89 sq. ft.)



TOTAL FLOOR AREA : 86.23 sq. m. (928.19 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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