



1 Walton Bank, Eccleshall

£625,000 Freehold



A charming barn conversion in Eccleshall offering three story living and an approximately 1 acre paddock with stables. • Four bedrooms and two bathrooms across the first and second floor allow plenty of room to relax and unwind. • On the ground floor find a large kitchen, utility room, dining room, cloakroom and generous living/family area with its own mezzanine. • Outside, enjoy your own garden with trees, lawn, a pond and gated driveway, while a large paddock and stables sit close by for extra enjoyment. • Located within Walton Bank enjoy semi-rural living while still being close by to the excellent amenities, schools and travel links with Eccleshall and Stafford, as well as easy access to the M6.



Your next retreat awaits... Relax, breathe and let your shoulders drop as you take in the calming sights of 'The Cedars', a blissful barn-conversion hideaway where rustic charm and modern comfort check in, unpack and stay awhile. This extraordinary four-bedroom, two-bathroom retreat comes complete with approx. 1 acre of paddocks and a stable close by, offering a lifestyle that feels like a getaway... every single day.

First impressions? Picture-perfect. Behind a private gate and a sweeping driveway sits a classic brick exterior that immediately sets the tone for tranquillity. Step inside and you're greeted by spacious, versatile living areas featuring high vaulted ceilings, exposed wooden beams, and those oh-so-soothing architectural delights, mezzanine levels and circular or arched windows that pour natural light into every corner. Two beautifully proportioned reception rooms, a generous living and dining space, provide peaceful pockets for unwinding or entertaining. The living room even boasts dual French doors and its own mezzanine, a little luxury loft for life's slower moments. At the heart of the home beats a stunning, sociable kitchen, with a central island, integrated appliances, exposed brickwork, abundant storage and a relaxed flow to the utility room. A handy cloakroom completes the ground floor, ideal for guests arriving fresh from country strolls.

Upstairs, you'll find four large double bedrooms and two bathrooms, arranged across two floors, each one a mini-sanctuary in its own right. With built-in wardrobes, skylights and the master's charming porthole window framing breathtaking views, every room invites you to unwind. The bathrooms continue the spa-day theme with sleek walk-in showers, heated towel rails, built-in shelving, elegant tiling and both an en-suite and family bathroom finished with hotel-chic finesse.

Outside, serenity truly blooms. The landscaped garden offers mature trees, lush lawns, a peaceful pond and dedicated seating spots, perfect for everything from al fresco gatherings to mindful, coffee-in-hand moments. Close by, the approx. 1-acre paddock comes with stables and a tack room, once home to two horses, now brimming with potential for whatever your lifestyle calls for.

With sweeping rural views, generous off-road parking, and a harmonious blend of period character and modern upgrades, this property delivers a private, calming retreat ideal for families or individuals craving space, charm and countryside calm. Nestled within lovely Walton Bank, you'll enjoy semi-rural living while remaining within easy reach of Eccleshall and Stafford for amenities, schools, travel connections and quick access to the M6, so retreating never means compromising.

Start your next chapter today and let life feel like a year-round retreat. Call us today to book a viewing and experience the magic of 1 Walton Bank, The Cedars for yourself.



Your next retreat awaits! Relax, breathe and let your shoulders drop as you take in the calming sights of 'The Cedars', a blissful barn-conversion hideaway where rustic charm and comfort check in.

Council Tax band: E

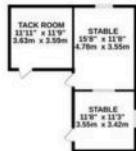
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



STABLE
404 sq.ft. (37.5 sq.m.) approx.



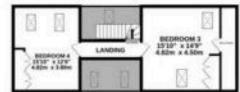
GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.3 sq.m.) approx.



2ND FLOOR
108 sq.ft. (10.1 sq.m.) approx.



TOTAL FLOOR AREA : 3132 sq.ft. (291.0 sq.m.) 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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