



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - £750,000

MAIN ROAD, CROXTON, ECCLESHALL, STAFFORDSHIRE, ST21 6NL



## KEY FEATURES

- 5 BEDROOM DETACHED PROPERTY WITH GARAGE • SPACIOUS LIVING ROOM, FORMAL DINING ROOM • BEAUTIFUL ORANGERY • MASTER BEDROOM WITH EN-SUITE • EXTENSIVE DRIVEWAY AND PARKING • LANDSCAPED GARDENS



## DESCRIPTION

Austin & Roe are delighted to bring to the Sales market this historic substantial Five Bedroom Detached property with four car garage/workshop, parking on driveway and set in landscaped gardens. The property is situated in the village of Croxton, four miles from the popular town of Eccleshall with its vast array of amenities, and around ten miles from the M6 commuter link.

Formerly 'The Vernon Yonge Arms' Public House, built & owned by the Vernon Yonge family who resided at nearby Charnes Hall until the early 20th century.

The property comprises an Entrance Hallway, Orangery, Sitting Room, Family Room with Dining Area, Formal Dining Room, Kitchen, Utility, Wash Room on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, Four further Bedrooms and the Family Bathroom.

There is also a useful Cellar.

The property benefits from Double Glazing and Oil fired Central Heating.

The property is set in landscaped gardens with a driveway allowing ample parking for multiple vehicles and a large detached Double Garage. At the sides and rear of the property is a garden laid mainly to lawn with mature trees and shrubbery borders giving a lovely back drop to the garden and a large paved patio area for alfresco dining and outdoor entertainment.

Viewing is highly recommended.

Council Tax Band G  
Mains Electricity.  
LPG Central Heating.  
Mains Water, Drains & Sewerage.  
Broadband FTTC  
Mobile coverage  
Low Risk of Flooding.  
Off Road Parking for 4+ cars on drive.

## LOCATION

From Eccleshall take the B5026 towards Chester. Follow this road for 4 miles, the Property will be on your left, just before the cross road junction with Shut Lane.

## GROUND FLOOR

**Entrance Hall - 13' 1" x 5' 6" (4m x 1.7m)** Through a white composite door into the Entrance Hall, which has white decor, a white ceiling with central light fitting, two double glazed windows with obscured glass to the side aspect, and a pale stone effect tiled floor.

**Orangery - 22' 11" x 17' 8" (7m x 5.4m)** The Orangery is a lovely bright welcoming space, with white decor, a white ceiling with recessed spot lights and a large double glazed roof lantern with opening windows, a double glazed double door and two windows to the rear aspect, two wall mounted central heating radiators, a feature glass block window and a stained glass window in to the Dining Area and Hallway, mixed size sandstone tiled flooring and TV / Power connection. A door leads to the Kitchen.

**Family Room & Dining Area - 30' 9" x 14' 5" (9.4m x 4.4m)** The Family Room has neutral decor, with exposed black beams to the ceiling and two pendant light fittings. There are double glazed windows to the front and side aspect, a feature 'Coat of Arms' internal window in to



the Hallway, two wall mounted central heating radiators, wall lights and wood effect laminate flooring. There are doors opening in to the Hallway, Entrance Hallway and an opening in to the Sitting Room.

**Sitting Room - 11' 5" x 14' 5" (3.5m x 4.4m)** The Sitting Room has neutral decor, a white ceiling with black exposed beams and central pendant light fitting, a double glazed bay window to the front aspect, a wall mounted central heating radiator, a log burning stove with brick surround and black wooden beam above and wood effect laminate flooring. A door opens in to the Entrance Hallway.

**Formal Dining Room - 13' 5" x 22' 11" (4.1m x 7m)** The Formal Dining Room has neutral decor, a white ceiling with exposed painted black beams, wall lights, a double glazed bay window to the front aspect and a second double glazed window to the side, two wall mounted central heating radiators, a feature glass block window to the kitchen and wood effect laminate flooring.

**Kitchen - 14' 5" x 15' 8" (4.4m x 4.8m)** The fitted Kitchen has a neutral decor, a white ceiling with two rectangular flush light fittings, a double glazed window to the rear aspect, tiled splash backs, a wall mounted central heating radiator, stone effect porcelain floor tiles and a feature glass block section in to the Formal Dining Room. There is a selection of wall and base units with granite effect countertops, inset with a stainless steel one-and-a-half-sinks, drainer and chrome swan-neck mixer tap, an island unit with electric hob, an integrated electric oven and integrated appliances.

There are doors opening in to the Utility, Dining Room, Orangery and the Hallway.

**Utility - 12' 9" x 7' 10" (3.9m x 2.4m)** The Utility has neutral decor, a white ceiling with a central light fitting and a ceiling hatch in to the roof space above, a double glazed door and high level window to the rear aspect, a wall mounted central heating radiator and stone effect porcelain floor tiles. There are two base units with granite effect countertops above, inset with a stainless sink, drainer and chrome taps and space and plumbing for a washing machine, tumble dryer and fridge freezer.

**Washroom and Store - 7' 2" x 11' 1" (2.2m x 3.4m)** The Washroom has full height neutral ceramic wall tiles, a white ceiling with central flush rectangular light fitting, a wall mounted central heating radiator, two double glazed obscured glass windows to the rear and side aspect and ceramic floor tiles.

There is a single cubicle with a white close coupled WC with push button flush, and a wall mounted wash hand basin with chrome mixer tap.

**Main Entrance - 14' 1" x 4' 3" (4.3m x 1.3m)** Through a timber and glass paneled door in to the entrance, which has half height wooden wall paneling, white decor, a white ceiling with black painted beams and a rectangular flush light fitting, entrance barrier matting and two steps up on to a red patterned fitted carpet.

**Hallway - 16' 0" x 6' 6" (4.9m x 2m)** The Hallway continues from the Entrance with wooden wall paneling, white decor, a white ceiling with black beams, red patterned carpet and stairs rising to the floor above. Doors lead in to the Dining Area and Kitchen.

## FIRST FLOOR

**Master Bedroom - 14' 1" x 14' 1" (4.3m x 4.3m)** The Master Bedroom has neutral decor, a white ceiling with central ceiling rose and pendant light fitting, two double glazed windows to the front and side aspect with fitted roller blinds, a wall mounted central heating radiator, a large fitted wardrobe and neutral fitted carpet.

A door leads in to the En-Suite shower room.

**En Suite - 9' 10" x 5' 2" (3m x 1.6m)** The En-Suite Bathroom has neutral full height tiling, a white ceiling with recess spotlights, a double glazed window with obscured glass to the side aspect, a wall mounted chrome heated towel rail and neutral porcelain floor tiles. The white bathroom suite comprises a shower with mains fed shower and glass shower screen, a white vanity unit topped with a white countertop and a contemporary wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

**Bedroom 2 - 14' 5" x 11' 9" (4.4m x 3.6m)** Bedroom 2 has neutral decor, a white semi vaulted ceiling with central ceiling rose and pendant light fitting, a double glazed window to the front aspect with fitted roller blind, a wall mounted central heating radiator and neutral fitted carpet.

**Bedroom 3 - 10' 9" x 12' 1" (3.3m x 3.7m)** Bedroom 3 has neutral decor, a white semi vaulted ceiling with central ceiling rose and pendant light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and red patterned fitted carpet. There is an exposed painted wooden beam to one wall.

**Bedroom 4 - 10' 2" x 11' 9" (3.1m x 3.6m)** Bedroom 4 has neutral decor, a white semi vaulted ceiling with central ceiling rose, pendant light fitting and ceiling hatch to the roof space above, a double glazed window to the side aspect, a wall mounted central heating radiator and red patterned fitted carpet.

There are two doors in this room, one is a store, the other houses the water cylinder and boiler.

**Bedroom 5 - 9' 10" x 8' 10" (3m x 2.7m)** Bedroom 5 has neutral decor, a white semi vaulted ceiling with central ceiling rose and pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and red patterned fitted carpet.

**Family Bathroom - 6' 6" x 9' 10" (2m x 3m)** The Family Bathroom has neutral full height tiling with a feature inset mirror with mosaic tile surround, a white ceiling with rectangular flush light fitting, a double glazed window with obscured glass to the rear aspect, a wall mounted chrome heated towel rail and neutral porcelain floor tiles. The white bathroom suite comprises a shower bath with mains fed shower and glass shower screen, a white vanity unit topped with a white countertop and a contemporary wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

## BASEMENT

**Cellar** - The Property benefits from a Cellar.

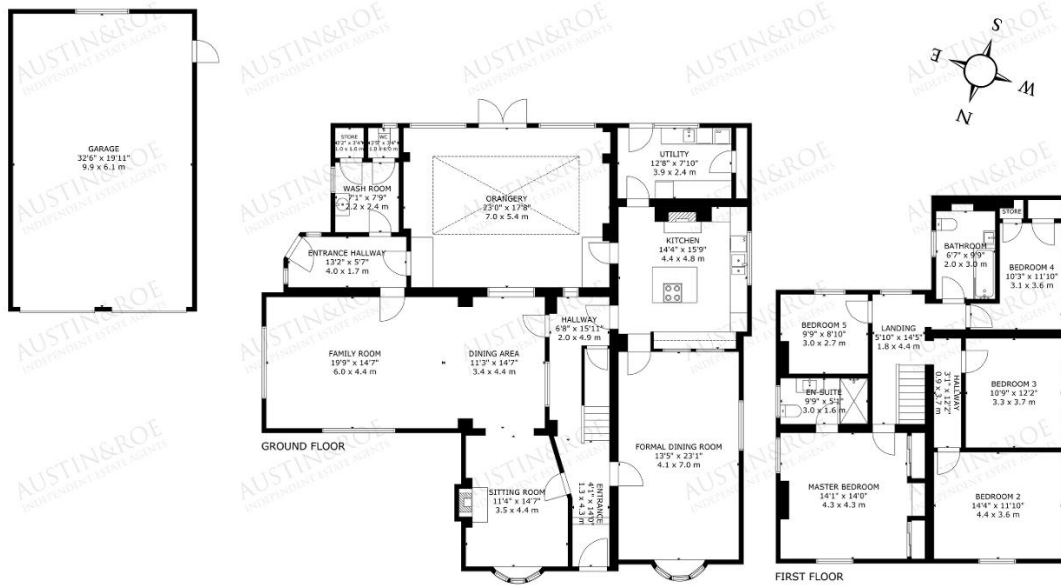
## EXTERIOR

**Garage** - *32' 5" x 20' 0" (9.9m x 6.1m)* The Garage is for four cars and doubles as a workshop

**Outside Areas** - The property is approached from the B5026 Eccleshall Road through an open tarmacadam entrance to the side of the property, where there is ample parking for multiple cars and a detached double garage. There are stone built raised beds in front of the property entrance filled with plants and shrubs. At the sides and rear of the property is a garden laid to lawn with mature trees and shrubbery borders and paths leading to a large paved patio area for alfresco dining and outdoor entertainment.







**AUSTIN&ROE**  
INDEPENDENT ESTATE AGENTS

GROSS INTERNAL AREA  
TOTAL 296 sq ft / 27.3 sq m

GROUND FLOOR: 197 sq ft / 18.2 sq m, FIRST FLOOR: 99 sq ft / 9.1 sq m

EXCLUDED AREAS: GARAGE: 60 sq ft / 5.6 sq m

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**360**  
PICTURE UK

ADDITIONAL PHOTOS

