







Offered for sale with no onward chain and vacant possession, this superbly presented four-bedroom detached family home enjoys an enviable position in the heart of the Staffordshire Moorlands, nestled within a peaceful rural village setting. The property is set against the backdrop of the stunning Churnet Valley—an area of outstanding natural beauty—offering some of the most impressive far-reaching views in the region.

The home boasts an elevated position with panoramic vistas stretching across the Churnet Valley. Whether you're relaxing in the garden, entertaining from the kitchen diner, or waking up in the master bedroom, the breathtaking scenery is ever-present. This unique vantage point allows you to soak in the natural beauty of rolling fields, mature woodlands, and dramatic skies that change with the seasons—making this a truly special setting to call home.

The property is arranged over three floors, offering spacious and versatile accommodation throughout. The ground floor features a welcoming entrance with access to a utility room and an integral garage. The main living space is situated on the first floor and includes a stylish kitchen diner, a unique and generously sized dining room, a bright and airy sitting room with direct access to the garden, and a guest WC.

To the second floor, the master bedroom benefits from an en-suite shower room, while the second bedroom includes a private WC and wash basin. Bedrooms three is attached to a modern Jack and Jill bathroom with a shower over the bath.

Externally, the property features a gated driveway offering spacious parking with room for several vehicles of all varieties, a single garage, and a good-sized rear patio garden enjoying open views and a large open-fronted summer house—ideal for outdoor entertaining or relaxation.

This beautifully maintained, part-furnished home offers an exceptional lifestyle opportunity in a peaceful village setting, perfect for families or those



### Entrance Hall

A versatile and stylish space with tiled flooring throughout and a UPVC double-glazed frosted glass front door. Features include a central heating radiator, ceiling spotlights, and a smoke alarm. There is plumbing and space for under-counter white goods, complemented by woodblock work surfaces with drop edges. An elegant oak staircase rises to the first floor. Internal door access leads to:

### Integral Garage

With an up-and-over door to the front elevation, electric meter, consumer unit, and smoke alarm.

### Dining Room

A light-filled room featuring two UPVC double-glazed sash windows to the front elevation, offering stunning panoramic views over the Staffordshire countryside. Tiled flooring runs throughout, and underfloor heating provides year-round comfort. Also includes a heating thermostat, ceiling spotlights, and an oak staircase rising to the second floor. Oak internal doors lead to:

### Lounge

This spacious lounge benefits from a set of UPVC double-glazed sliding doors to the rear elevation and a UPVC double-glazed sash window to the front, both providing scenic views. Includes underfloor heating with thermostat control.











### Kitchen/Diner

The heart of the home, this beautifully presented kitchen boasts complementary tiling to both the floor and walls and an impressive range of matching base and eye-level units with woodblock work surfaces. Integrated appliances include a one-and-a-half composite sink and drainer with mixer tap, four-ring hob, oven/grill, extractor hood, fridge freezer, and dishwasher.

A breakfast bar and full-height storage cupboards offer practicality and style. Two UPVC double-glazed sash windows to the rear and a set of sliding doors open out to the landscaped patio, ideal for entertaining. A further UPVC side entry door, ceiling spotlights, TV aerial points, underfloor heating thermostat, and a smoke alarm complete this exceptional space.



### W.C.

Fitted with tiled flooring, a low-level WC, and a wash hand basin with mixer tap and tiled splashback. A sliding door provides access to a utility cupboard housing the pressurised hot water system, Worcester Bosch central heating boiler and underfloor heating manifold.

### Landing

Accessed via the oak staircase, featuring a positive input ventilation system and internal oak doors leading to all rooms.

### Bedroom One

A spacious double bedroom with two UPVC double-glazed sash windows to the rear elevation, two central heating radiators, and two built-in double wardrobes with oak doors, hanging rails, and shelving. Also includes loft access via hatch and a TV aerial point. Oak door leads to:

### En-suite

Comprising a modern three-piece suite: low-level WC with continental flush, wash hand basin with mixer tap and tiled splashback, and a walk-in shower cubicle with complementary wall tiling. Finished with spotlights, extractor fan, and a shaving point.



### Bedroom Two

With a UPVC double-glazed sash window to the front elevation showcasing lovely far-reaching views. Features include a central heating radiator, built-in wardrobe with double doors, hanging rail and shelving, TV aerial point, and oak internal door. Leads to:

### En-suite WC

Fitted with a UPVC frosted sash window to the front elevation, low-level WC with continental flush, and wash hand basin with mixer tap and tiled wall surround.

### Jack and Jill Bathroom

With shared access to this family bathroom, having a UPVC double-glazed frosted sash window to the side elevation. Includes a three-piece suite: low-level WC with continental flush, wash hand basin with mixer tap, and a P-shaped bath with mixer tap and curved glass shower screen. Complemented by tiled walls, extractor fan, shaving point, ceiling spotlights, and internal connecting doors.

### Bedroom Three

A double bedroom with a UPVC double-glazed sash window to the front elevation offering views of the Staffordshire countryside. Includes a central heating radiator and a built-in wardrobe with double doors, hanging rail, and shelving.

### Bedroom Four

A well-proportioned bedroom featuring a UPVC double-glazed frosted sash window to the rear, central heating radiator, TV aerial point, and loft access via hatch with pull-down ladder.









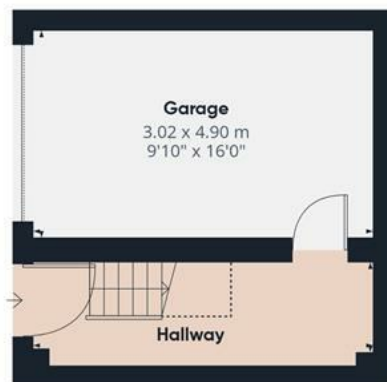












Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

145.8 m<sup>2</sup>

1569 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

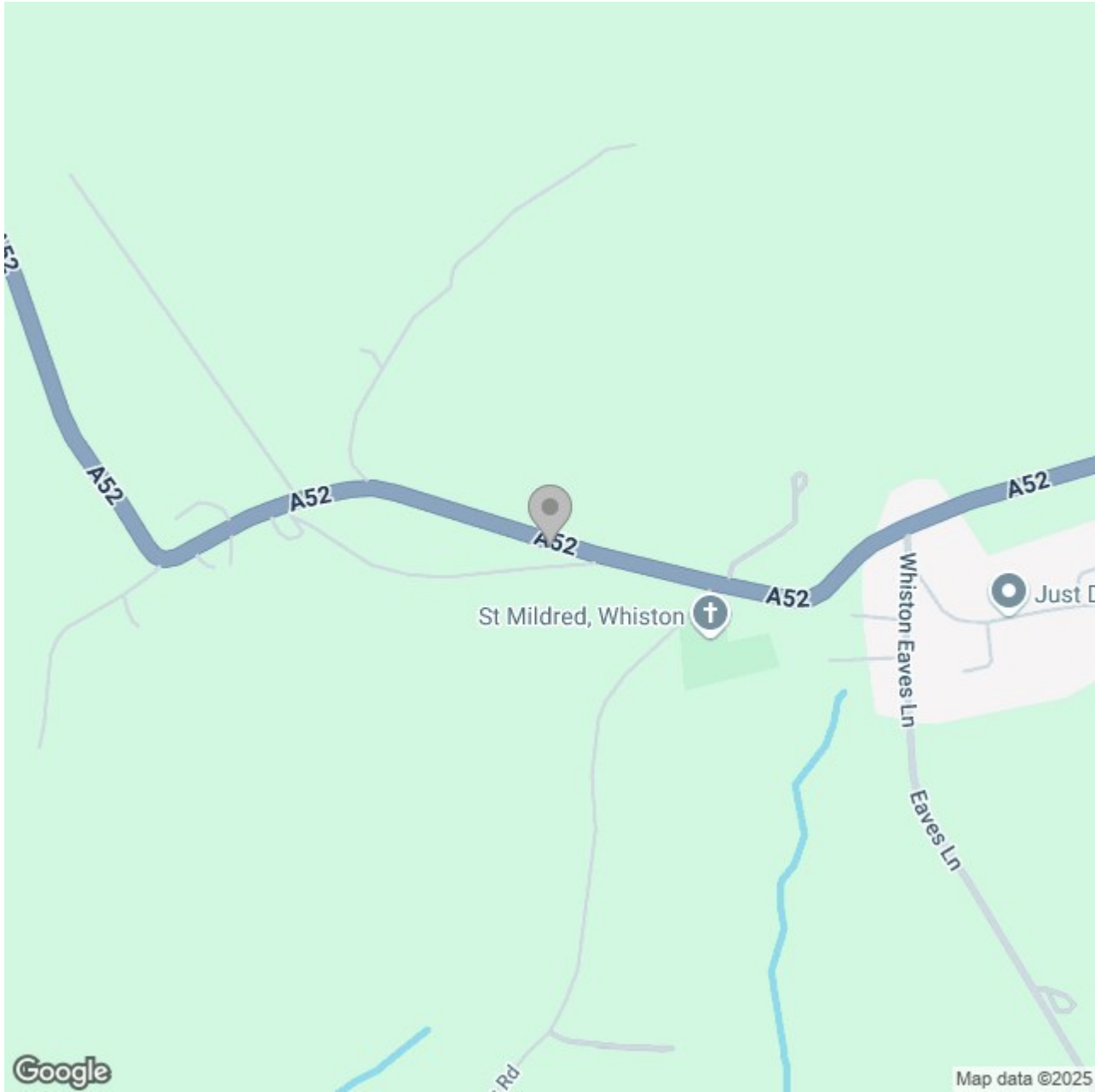
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 