

Sandon Road, Hilderstone, Staffordshire, ST15 8SF
£595,000





Located in the charming village of Hilderstone, this three-bedroom former chapel offers a rare blend of historic character and modern living. Converted in the 1990s, it retains original features such as vaulted ceilings, exposed beams, stained glass windows, and Minton tiled floors, giving the home a unique and timeless appeal.

The property boasts four spacious reception rooms, including a lounge, formal dining area, reading room, and a light-filled study. At its heart is a show-stopping kitchen diner with Quartz worktops, hi-gloss cabinetry, a Rangemaster cooker, and triple-aspect windows. There's also a practical utility room and a welcoming entrance hallway with a striking staircase.

Upstairs, you'll find three double bedrooms, all with character windows and original features. The master bedroom benefits from fitted wardrobes and a stylish en-suite, while the luxurious family bathroom includes a freestanding tub and high-end fixtures.

Outside, there's ample off-road parking, a beautifully maintained front garden, and a generous rear lawn with a vegetable patch, orchard, and open countryside views—all serviced by a private well.

Conveniently located with easy access to the M6, M50, and nearby towns like Stone and Stafford, this is a rare opportunity to own a truly individual home that combines charm, space, and comfort.



ABODE
SALES & LETTINGS

Hallway

Welcoming entrance hallway housing a Worcester Bosch combination gas boiler. Internal doors provide access to adjoining rooms.

Study

A bright and versatile study with dual-aspect glazed windows to both side elevations. Includes a central heating radiator.

Kitchen/Diner

A beautifully designed kitchen and dining area featuring timber panelled flooring throughout and triple-aspect glazed windows to the front, side, and rear elevations. The bespoke kitchen offers an extensive range of matching base and eye-level units and drawers, all with soft-close mechanisms. Quartz drop-edge preparation surfaces incorporate a carved inset drainer and matching splashbacks. Integrated appliances include a five-ring gas Rangemaster cooker, Neff oven and grill, extractor, dishwasher, corner kidney carousel units, and pan drawers. Additional features include LED kickboard lighting, a vaulted ceiling, vertically mounted central heating radiator, large larder-style cupboards with LED downlights, and a full-height panel door leading to:

Inner Hallway

With a dog-leg balustrade staircase rising to the first-floor landing. Includes a central heating radiator, ceiling spotlights, smoke alarm, thermostat, and doorbell chime. Internal doors provide access to further rooms.

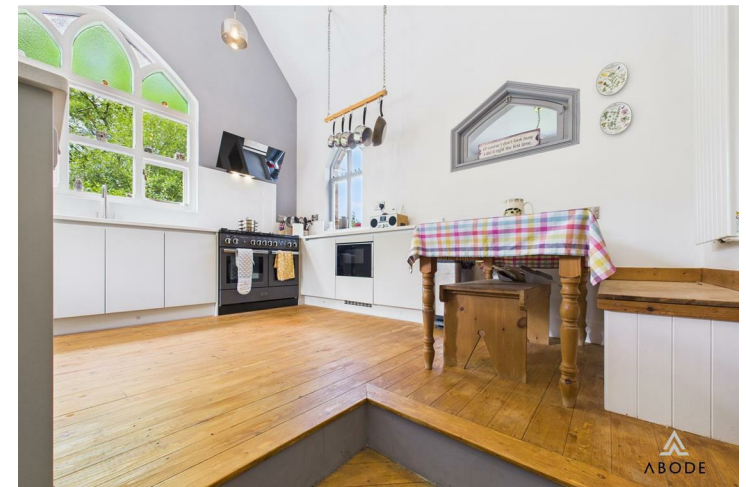


Rear Porch

Retaining character with original glazed window to the rear elevation and a traditional rear access door. Finished with classic Minton tiled flooring throughout.

Lounge

A spacious reception room with dual-aspect views via glazed windows to both side elevations. Features a modern wall-mounted electric fireplace as a focal point, two central heating radiators, and TV aerial connection.







Utility Room

Practical and well-equipped, the utility room includes matching base and wall units, drawers, and drop-edge work surfaces. A ceramic sink with mixer tap is complemented by part-tiled walls and a central heating radiator. Includes space and plumbing for both freestanding and undercounter appliances, an extractor fan, and a glazed window to the rear.

Dining Room

A bright dining space with glazed windows to the rear and side elevations, central heating radiator, telephone point, and internet port. A curtained opening leads to:

Reading Room

A cosy and light-filled reading room with a glazed window to the side elevation and central heating radiator. Includes a door returning to the central hallway.

Landing

Spacious landing area featuring two glazed Velux windows to the ceiling, exposed original A-frame beamwork, and a central heating radiator. Access to loft space via hatch. Includes a smoke alarm and traditional latch-panelled internal doors.

Bedroom One

A stunning principal bedroom with a bespoke stained glass window to the front and a floor-to-ceiling glazed window allowing natural light to flood the space. The vaulted ceiling with exposed A-frame trusses and timber beamwork adds character and height. Offers a large range of mirrored built-in wardrobes with hanging rails and shelving. Also features a central heating radiator and dimmer switch lighting. An open doorway leads to:

En-suite

A stylish en suite shower room comprising a low-level WC with continental flush, a modern shower cubicle with waterfall showerhead, and a wash basin with mixer tap. Includes a glazed ceiling window and a feature original side window. Further highlights include an extractor fan, exposed A-frame trusses, and a chrome heated towel radiator.

Bedroom Two

A characterful double bedroom with original glazed windows to both the side and rear elevations, plus a glazed Velux ceiling window. Exposed ceiling beamwork and a central heating radiator complete the space.

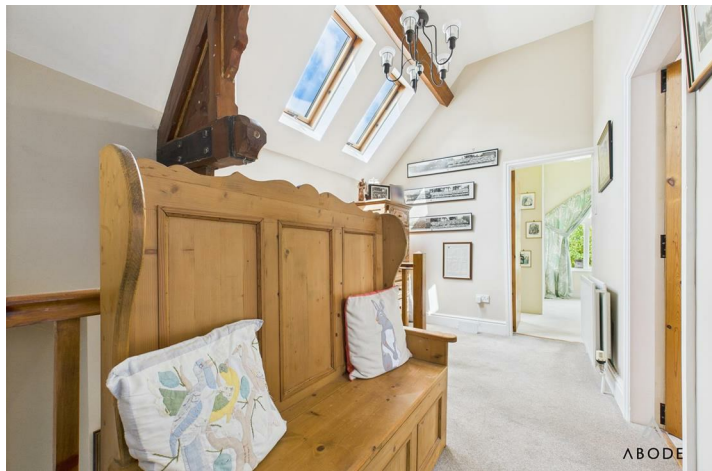
Bedroom Three

An inviting bedroom with an original feature glazed window to the side elevation and a glazed Velux ceiling window. Includes a central heating radiator and a bright, airy atmosphere.

Bathroom

A luxurious, recently refitted family bathroom featuring a high-end Villeroy & Boch three-piece suite. Includes a low-level WC with continental flush, a stylish wash hand basin with mixer tap, and a freestanding bath with chrome mixer tap. The room is enhanced by complimentary half-height wall tiling, an original glass window to the rear elevation, an extractor fan, exposed beamwork to the ceiling, and a heated towel radiator.

















Floor 0

Approximate total area⁽¹⁾

94.5 m²

1018 ft²

Reduced headroom

1.9 m²

20 ft²

(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



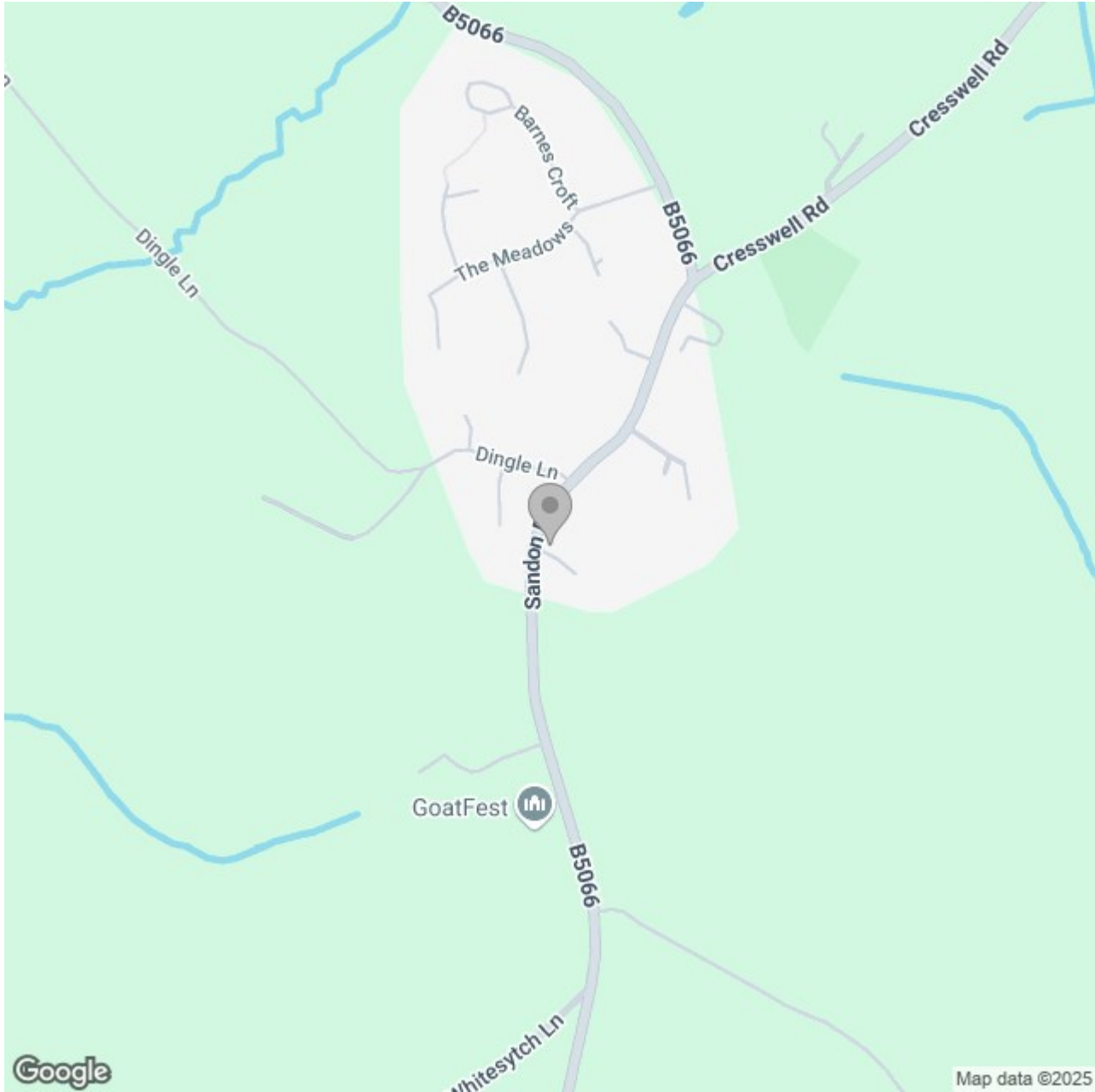
Approximate total area⁽¹⁾
58.3 m²
629 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 