



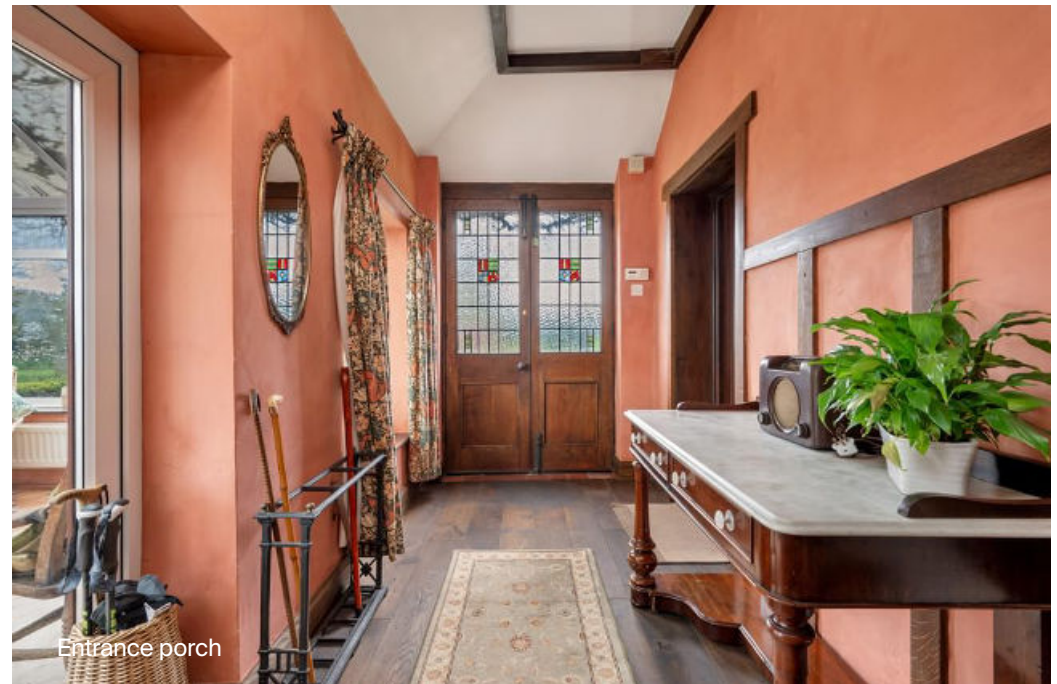
Bumble Cottage, Ellenhall, Stafford

Bumble Cottage, Ellenhall Stafford ST21 6JQ

Bumble Cottage is a most enchanting thatched, timber-framed cottage set in the peaceful farming village of Ellenhall, close to Eccleshall. The cottage dates from around 1580 and is formed in the rare reverse cruck construction, including vertical oak beams with wooden dowels. Bumble Cottage was originally part of Lord Lichfield's Ranton Estate until the 1930s when it fell into disrepair. The cottage was extensively extended and restored during the 1960's, winning the Council for the Protection of Merit award.



Entrance porch



Entrance porch



Guide price: £825,000

Tenure: Freehold

Local authority: Stafford Borough Council

Council tax band: G



Conservatory



Drawing room

Location

Bumble Cottage is situated just over two miles from the market town of Eccleshall in the rural farming hamlet of Ellenhall. Eccleshall provides a superb range of amenities including a large convenience store, doctors, dentists, optician, post office, restaurants, public houses, a number of independent boutiques and sports clubs. The market town is extremely popular and was recently voted one of the top fifty places to live by the Sunday Times.

The property is also located a short distance away from the larger centre of Stafford (6 miles) which provides a wider range of amenities as well as access to Junction 14 of the M6 (4.5 miles) and an intercity train station which gives access to London Euston in just over one hour and twenty minutes. There is an excellent range of schooling within the area including St. Josephs College, Yarlet, Stafford Grammar, Newcastle-under-Lyme School and St Dominic's Stone.

Bumble Cottage

Entered via a pair of solid Oak and stained glass double doors, the entrance porch offers a spacious welcome and provides access to the conservatory.

The conservatory is a useful space flooded with natural light and could double as a craft room or studio as required.

The drawing room is off the opposite side of the entrance porch and is a magnificent example of a formal room from this period. A pair of bay windows, fills the space with light. There is plenty of space for seating and entertaining, set underneath a beamed ceiling whilst the fireplace with inset wood burning stove provides a cosy focal point.

The downstairs cloakroom can be found off the drawing room, with guest WC and shower room off. The handy study provides a serene work area, with delightful rural views.



Dining room

The dining room continues off from the drawing room and offers ample space for entertaining, with views across the gardens to the front. There are period features in abundance including ornate wood panelling with several carved areas and inglenook fireplace with an inset wood burning stove.

The kitchen is set at the rear of the house and makes the most of the panoramic views across the adjoining farmland. There is a good range of wall and floor cabinetry. A utility and boot room off either end of the kitchen provides further storage.



Kitchen



Kitchen/breakfast room



Drawing room



Drawing room



Dining room



Ground floor shower room and WC



Study

Upstairs

The staircase rises from the drawing room to the first floor landing. The principal bedroom is a vast space with vaulted ceilings displaying exposed timbers. There are two more bedrooms, both of which enjoy delightful garden views. The family bathroom is well-proportioned and completes the first floor accommodation.



Principal bedroom



Bedroom two



Bedroom three

Gardens and grounds

The gated in-and-out driveway leads to a large parking area with space for multiple vehicles and offers access to a range of outbuildings. Adjacent to the house is a large garage/workshop with power and light. There is a kennel building with adjoining run adjacent to the garage, beyond is a further courtyard which offers a range of stabling.

The gardens are split into a variety of different areas. To the front and both sides of the house are manicured gardens interspersed with raised beds and herbaceous shrubs. There are various seating areas, an ornamental pond and plenty of lawn. A pathway leads from the driveway to a large well-equipped greenhouse which is adjacent to a sheltered fertile vegetable patch with brick raised beds and a pond. A gate leads to an orchard, which in turns leads on to a fenced paddock. The plot is surrounded by adjoining countryside with views in every direction.

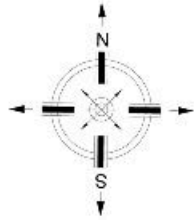
All in all, the plot totals approx. 1.17 acres



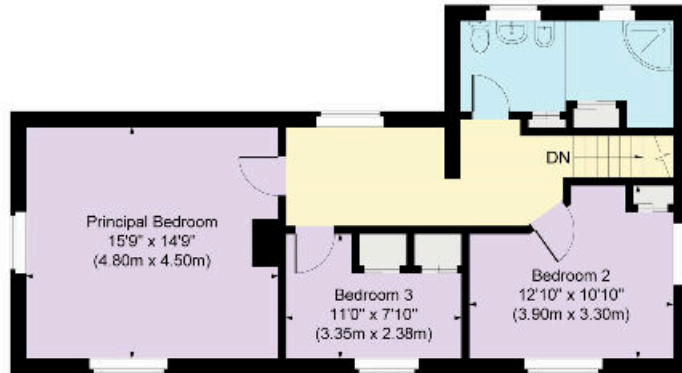




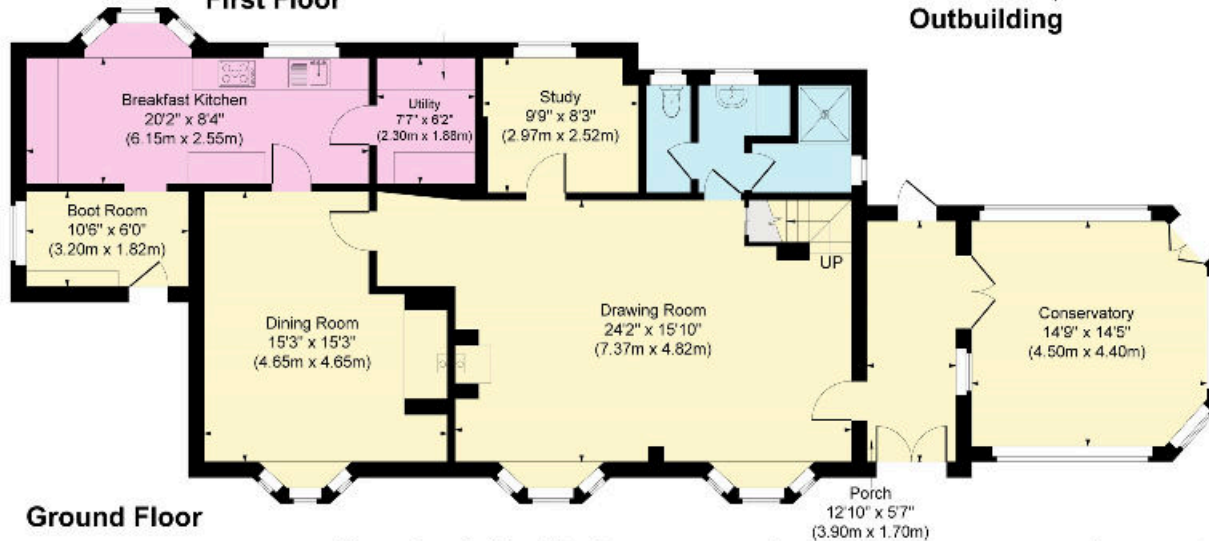




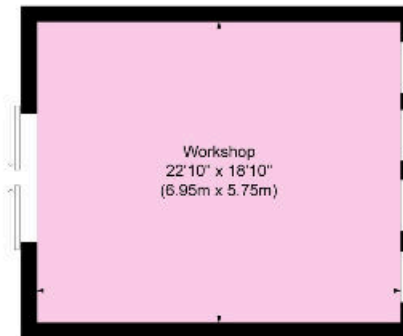
Bumble Cottage, Ellenhall
Approximate Gross Internal Area
Main House = 204 sq.m/2196 sq.ft
Outbuilding = 99 sq.m/1066 sq.ft
Total = 303 sq.m/3261 sq.ft



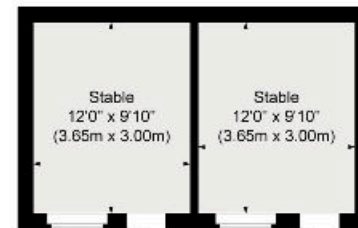
First Floor



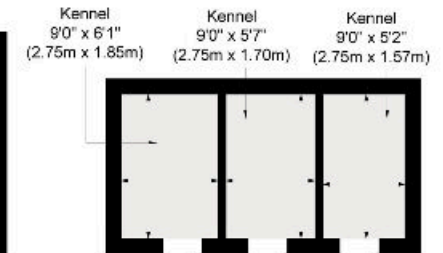
Ground Floor



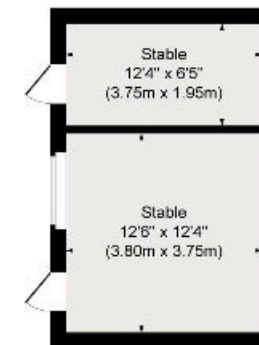
Outbuilding



Outbuilding

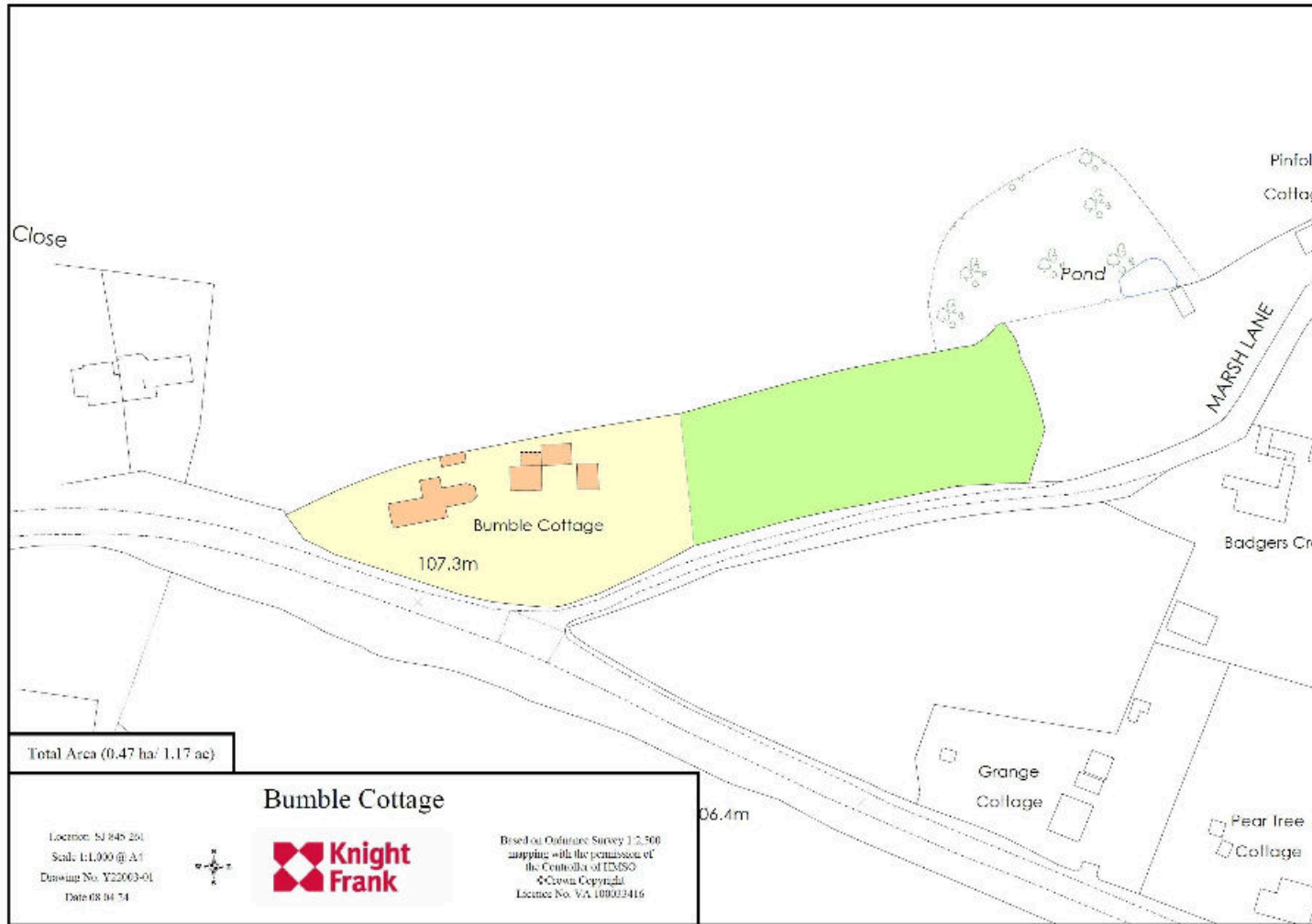


Outbuilding



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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