



The Old Wharf, Shebdon, Staffordshire

The Old Wharf, Shebdon

Stafford **ST20 0PY**

A highly specified country home set in close to 1 acre of grounds with outstanding views.

The Old Wharf is located in the hamlet of Shebdon, which is only a few minutes' drive to the nearby towns of Newport and Eccleshall. Close by and very popular with residents is Newport which is served by Waitrose, Lidl and Aldi supermarkets along with bespoke and independent local shops and a selection of national retailers. What was once a small market town, Eccleshall has grown in recent years to include several renowned pubs, restaurants and bars as well as a handful of boutiques.

The area is noted for its highly regarded schools, both within the state and private sectors, including Wrekin College, Adams Grammar, Newport Girls High, Yarlet and Stafford Grammar.

Telford and Stafford have stations offering regular mainline rail services to Birmingham, Glasgow, and London, with the latter offering intercity access to the capital in just one hour and twenty minutes. The M6 junction 14 is less than 10 miles away and offers efficient access to the national road network, as well as to Birmingham and Manchester airports in a little over an hour.



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The Old Wharf

Set adjacent to the Shropshire Union Canal and amongst rolling countryside, The Old Wharf is a highly specified, recently refurbished family home set in approx.0.92 acres of grounds. Having been built as the Wharf Inn circa 1832 and run as a pub for narrowboat workers, the building was converted to a home between 2016 and 2020. The result is an exceptional family home of exacting standards which includes features such as high-performance double-glazed sash windows, bespoke woodwork, part home automation, underfloor heating to the ground floor and solid wall insulation throughout.

A Tuscan style portico leads to the front door, which opens to the entrance hall. The spacious entrance hall provides access to the living accommodation and includes a brick inglenook fireplace with double sided wood burner inset. A discreet hatch opens to the original pub cellar which is now used for storage. There is a useful front facing study which could be used as playroom, snug or fifth bedroom and includes an Italian limestone fireplace with contemporary wood burner inset.

The vast and dual aspect sitting room runs the width of the original building and provides plenty of space for seating. The inglenook fireplace with double sided log burner provides an excellent focal point, whilst there are French doors opening onto the garden and expansive block paved patio. The dining room enjoys a front facing aspect and has plenty of space for entertaining as well as bespoke bi-folding oak doors which allow the room to be fully open plan to the inglenook with wood burner in the hallway. Adjacent to the dining room is the contemporary kitchen breakfast room. The dual aspect kitchen area enjoys glorious rural views and is fitted with a range of wall and floor cabinetry set underneath a stunning Brazilian solid granite worksurface. There are a range of high-end integrated appliances including 2 double ovens, dishwasher, 5 zone induction hob and extractor and has additional space for an American style double fridge/freezer. The breakfast area continues on from the kitchen and includes a raised breakfast bar. The useful pantry is off the back of the breakfast room, whilst there is also a spacious utility room, plant room, coat room and shower room found to the rear of the kitchen breakfast room.







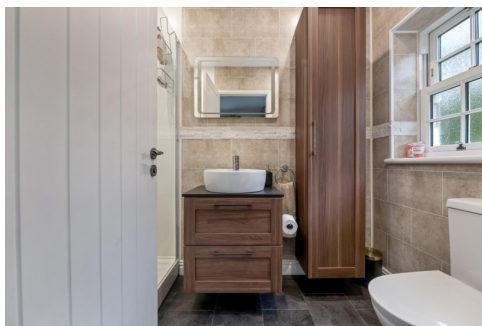
A highly specified,
recently
refurbished family
home.



Upstairs

A new bespoke oak and glass staircase rises to the 1st floor which has been completely reconfigured. The principle suite is of excellent proportions and is separated into a bedroom, dressing room with a range of fitted wardrobes and ensuite bathroom with a bath and separate walk in shower. The bedroom area benefits from a balcony which offers outstanding views towards the Wrekin and the Shropshire & Staffordshire countryside. There are a further three double bedrooms, all of which benefit from ensuite shower rooms.





A newly crafted oak and glass staircase leads to the first floor, which has been fully redesigned.

The Old Wharf

Approximate Gross Internal Floor Area
263 sq m / 2828 sq ft

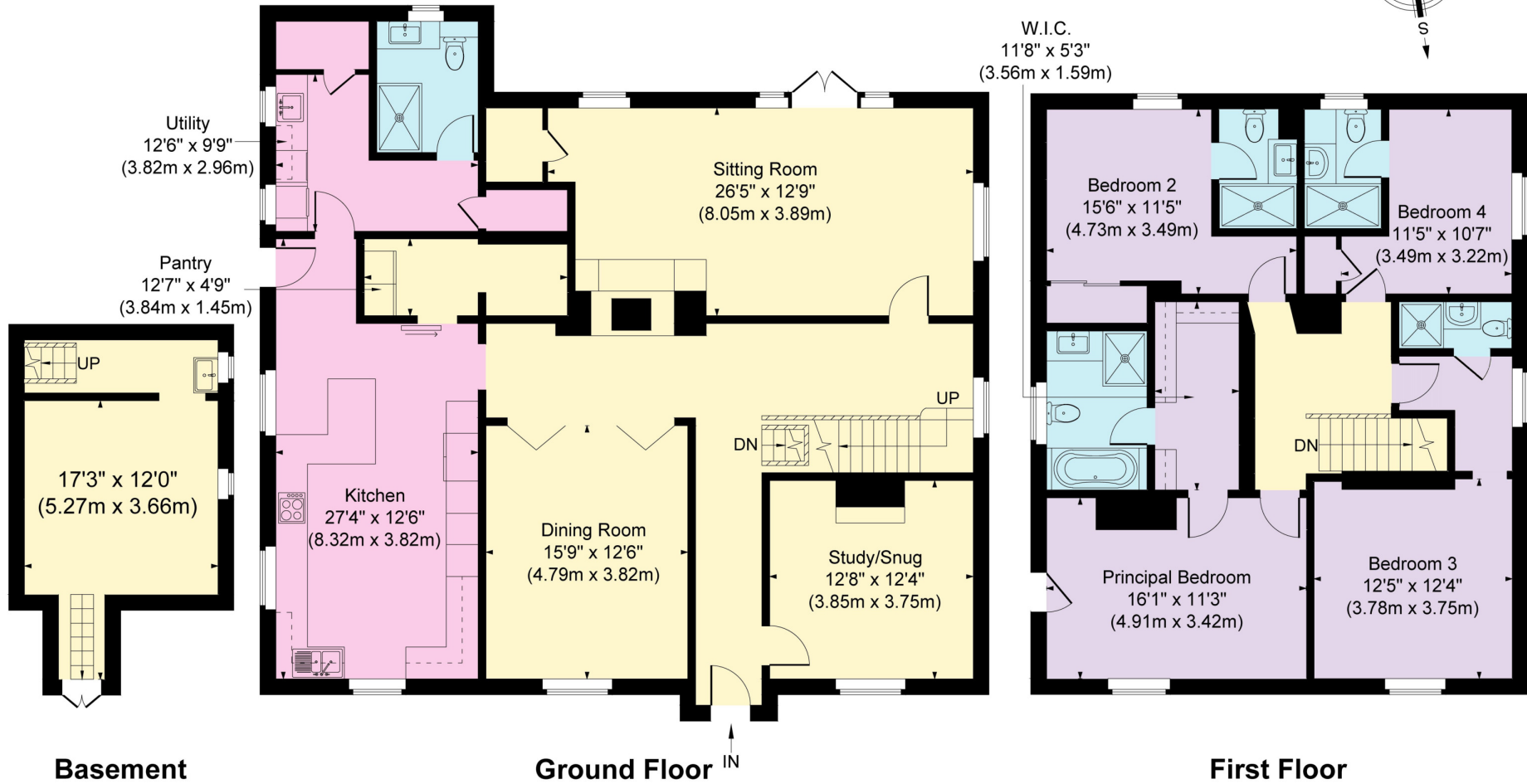
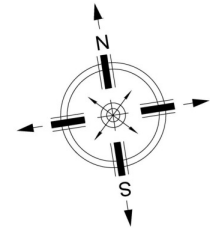


Illustration for identification purposes only, measurements are approximate, not to scale.
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Gardens and grounds

A driveway leads off Shay Lane to an enclosed parking area with electric gates which provides space for numerous vehicles. The gardens themselves are found predominantly to the rear of the house and incorporate a spacious block paved terrace which is enclosed by gated fencing and hedgerow on 2 sides and a stone wall to the far side.

There is a fenced paddock area which offers plenty of space for activities or animals. The paddock includes a useful workshop/store and private driveway. The beautiful Shropshire Union Canal can be accessed via steps or ramp located nearby.

All in all the plot totals approx. 0.92 acres.

Services

Mains electricity and water. LPG gas central heating and private drainage (Septic tank). Fibre Broadband is connected.





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Agents note

The driveway that runs between the enclosed gardens and enclosed paddock provides access to two other properties.

There is a public footpath and bridleway which runs at the westerly end of the paddock area and is completely fenced off.

The property is located in a conservation area.

Tenure

Freehold. Vacant Possession upon completion.

Local authority

Stafford Borough Council

Council Tax

Band E

Viewings

Strictly by appointment via Knight Frank, Stafford.

