



Gunstone House, 13 Stafford Street, Brewood, Stafford, ST19 9DX

BERRIMAN  
EATON

# Gunstone House, 13 Stafford Street, Brewood, Stafford, ST19 9DX

An elegant, double fronted Grade II Listed central village residence with well proportioned accommodation and the huge advantage of garaging and parking to the rear.

## LOCATION

Brewood is a picturesque village with local facilities including a convenience store with post office, cocktail bar, cafe, bakery, public houses, restaurant and a doctors surgery.

Motor communications are excellent with the A5, A41, M54, M6 and M6 (toll) all being easily accessible and facilitating travel to all of the important, local, shopping and commercial centres. The train station at Codsall provides direct services to both Shrewsbury and Birmingham and Stafford Train Station provides fast services to London Euston (from 73 minutes).

First class schooling is readily available with Brewood First and Middle Schools, St Marys Catholic Primary School and St Dominic's Grammar School being situated within the village itself and Birchfield Preparatory School, Wolverhampton Grammar School, Stafford Grammar and Adams Grammar in Newport all being within easy reach and all being worthy of note.

## DESCRIPTION

Gunstone House is a charming, Grade II Listed residence which dates to the early 19th century with a garage being added in the 1970's. There is accommodation of much character and much flexibility over two floors. The property has an attractive double fronted two bay façade with a central pedimented portico.

The property has retained much original, period detailing which is now allied with more modern appointments throughout.

Unusually for a central village property in this location there is ample parking and garaging to the rear creating a residence of much distinction and merit.

## ACCOMMODATION

A six panelled front door sits within a portico surround and opens into the HALL with quarry tiling to the floor, an external door to the garden, a door to the CELLAR and a ground floor CLOAKS AND SHOWER ROOM with a fully tiled corner shower, WC and pedestal basin, secondary glazed sash window overlooking the rear garden and a store cupboard. The SITTING ROOM with a secondary glazed sash window to the front with working shutters, an open fireplace with marble hearth and slips and wooden surround and picture rail. The DINING ROOM has wooden flooring, a secondary glazed sash window with working shutter to the front and an open cast iron style fireplace with tiled hearth and picture rail. There is a farmhouse style BREAKFAST KITCHEN with a range of bespoke wall and base mounted cabinetry with working surfaces, a DeDietrich five ring gas hob with filtration unit above and built under Bosch, double electric oven, integrated Bosch dishwasher, undermounted ceramic sink, quarry tiled floor, part panelled walls, picture rail, ceiling beam, secondary glazed side window and an adjoining PANTRY / LAUNDRY with plumbing for a washing machine, fitted shelving, side window and quarry tiled floor.

A door from the kitchen opens into a STUDY with ornately carved and castellated panelling to the walls, heavily beamed and raftered ceiling, a secondary glazed side window and a door to the STOREROOM beyond with a side window and an internal door to the garage.

A staircase rises from the hall, with a door to the half landing, galleried landing above with a built in storage cupboard. BEDROOM ONE is a good double room in size with a secondary glazed sash window to the front, wooden flooring, fitted cast iron fireplace with white painted surround and picture rail. BEDROOM TWO is a good double room in size with airing cupboard, access to the roof space, a secondary glazed window and picture rail. BEDROOM THREE is a double room in size with a secondary glazed sash window to the front, a decorative cast iron fireplace with white painted surround and a built in wardrobe. BEDROOM FOUR is also a good room in size with a decorative fireplace with a white painted surround and a secondary glazed sash window to the front and the HOUSE BATHROOM has a well appointed Heritage white suite with a washbasin, WC, a panelled bath with mixer tap with shower attachment and shower over, sash window overlooking the rear garden, part tiled walls and a radiator with a towel rail attachment.

## OUTSIDE

Gunstone House has a delightful GARDEN to the rear with a pedestrian access to Stafford Street, a terrace laid in blue brick pavements to the rear with shaped lawn beyond. There is vehicular access to the rear which leads off the Jubilee Hall Car Park to a DRIVEWAY providing ample off street parking and a GARAGE with a remote controlled roller shutter door, concrete floor, electric light and power and two side windows and a garden door together with a sunken inspection pit which lies between the garage and the adjoining Storeroom. There is an area of kitchen garden together with well planted beds and borders.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND F – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

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EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





## GUNSTONE HOUSE

13 STAFFORD STREET, BREWOOD

HOUSE: 165.9sq.m. 1785sq.ft.  
 CELLAR: 15.9sq.m. 171sq.ft.  
 GARAGE/WORKSHOP: 39.5sq.m. 425sq.ft.  
**TOTAL: 221.3sq.m. 2381sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE





