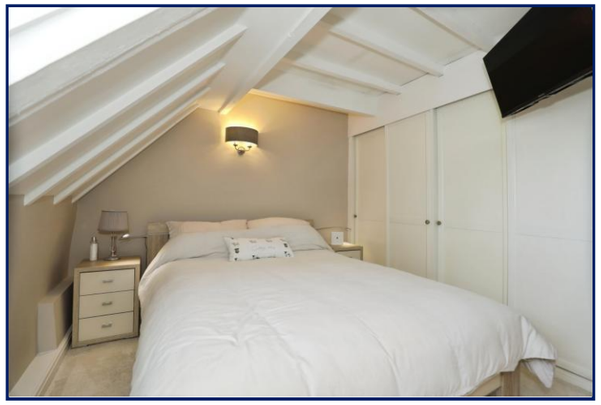
















BLACK & WHITE COTTAGE, ST21 6JT

Offers in excess of **£300,000**

EPC Rating: **Exempt**
Council Tax Band: **C**

Reeds Rains

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High-Spec Gated Living in the Vibrant Heart of Eccleshall!

Occupying a convenient rural position by Walton Farm, between Eccleshall and Great Bridgeford, this charming Grade II listed black and white timber-framed cottage has been thoughtfully renovated throughout by the current owner, beautifully balancing period character with modern comfort. Exposed beams and flagstone flooring celebrate the home's heritage, while carefully chosen additions, including a characterful log-burning stove and contemporary farmhouse-style kitchen, complement its timeless appeal. Outside, a surprisingly spacious rear garden, generous parking and rural views complete this delightful two-bedroom home.

Situated by Walton Farm between Eccleshall and Great Bridgeford, the property enjoys the best of rural living whilst remaining within easy driving distance of a wealth of everyday amenities. Eccleshall is a thriving market town with an excellent selection of independent shops, cafés, pubs, restaurants, a supermarket, medical facilities and a range of local services. Great Bridgeford offers additional village conveniences, while Stafford town centre provides a wider choice of shopping, leisure facilities, supermarkets and employment opportunities.

The property is well placed for commuters, with Stafford railway station offering regular direct services to Birmingham, Manchester and London Euston. The A518 and M6 motorway also provide straightforward access across Staffordshire and the wider Midlands, making this an ideal location for those seeking countryside living without compromising on connectivity.

Families are well catered for, with the property falling within the catchment area for Walton-on-the-Hill Primary School and Eccleshall School. A number of other well-regarded primary schools are also within easy driving distance, together with independent options including Stafford Grammar School.

Perfectly balancing rich heritage with forward-thinking practicality, this exceptional Grade II listed cottage combines period character with modern, environmentally conscious features. The property benefits from its own private water supply, providing clean, fresh drinking water directly to the home while removing the ongoing cost of mains water bills and reducing reliance on the wider water network.

An EV charging point adds further modern convenience, supporting lower-emission motoring and helping to future-proof the property. Together, these features offer an appealing combination of sustainability, everyday savings and modern efficiency, all thoughtfully incorporated without compromising the character and integrity of this historic home.

GROUND FLOOR

Entrance Hall *5'1" x 7'1" (1.55m x 2.16m)*
A charming introduction to this beautifully renovated character cottage, the spacious entrance hall immediately sets the tone for the accommodation beyond. Rich in period charm, exposed ceiling beams frame the space beautifully, while the striking flagstone floor—continuing seamlessly through to the bathroom and dining kitchen—offers both timeless appeal and practicality, making it ideal for muddy boots and paws after countryside walks.

With ample space for coats and shoes, and doors leading to all of the principal ground floor rooms, this welcoming entrance perfectly balances the cottage's historic character with everyday convenience.

Dining Kitchen *9'6" (2.9) x 7'7" (2.3) + 12'11" (3.93) x 6'8" (2.02)*
Beautifully blending contemporary farmhouse styling with the cottage's wealth of character, the generously proportioned dining kitchen has been thoughtfully redesigned to create a wonderful space for both everyday living and entertaining.

Arranged in an attractive P-shaped layout, the kitchen is fitted with a comprehensive range of shaker-style base and wall units, complemented by quality integrated appliances including a washing machine, dishwasher and under-counter fridge. A recently installed Indesit double oven (2026), complete with the remainder of its 10-year warranty, sits alongside an AEG four-ring electric hob with extractor hood above, while a traditional Belfast sink is perfectly positioned beneath the window to enjoy delightful views across the garden.

This room also conceals a fascinating feature beneath its floor—a covered well providing beautifully fresh drinking water for the property and its immediate neighbouring cottages, adding yet another unique chapter to the rich history of this exceptional home.

Living Room *11'8" x 11'5" (3.56m x 3.48m)*
Full of warmth and character, the living room is a wonderfully inviting space that perfectly captures the charm of this historic cottage. Exposed timber beams draw the eye overhead, while a striking log-burning stove forms the heart of the room, creating a cosy atmosphere that's ideal for relaxing throughout the seasons.

Dual-aspect windows allow natural light to flood in, enhancing the room's welcoming feel, whilst a beautiful stained-glass pane introduces a subtle splash of colour and a distinctive period touch. Blending original character with everyday comfort, this is a room that feels equally suited to quiet evenings by the fire or spending time with family and friends.

FIRST FLOOR

Stairs & Landing
Accessed from the living room through a beautiful traditional timber latch door, the staircase continues the cottage's abundance of period charm while showcasing the thoughtful improvements made by the current owner. Cleverly designed to maximise every inch of available space, bespoke floor-to-ceiling cabinetry has been seamlessly integrated alongside the staircase, providing an impressive amount of discreet storage behind sleek, neutral doors.

Combining practicality with understated style, this well-considered feature complements the character of the home while offering invaluable everyday storage, ensuring the cottage remains as functional as it is charming.

Bedroom One *15'4" x 9'3" (4.67m x 2.82m)*
A wonderfully spacious principal bedroom, this character-filled retreat enjoys a peaceful outlook over the rear garden and the rolling Staffordshire countryside beyond. Exposed ceiling beams and a charming cottage window celebrate the home's heritage, while soft carpeting creates a warm and comfortable atmosphere.

The room comfortably accommodates a king-size bed with plenty of space remaining for bedside furniture and easy movement around the room, highlighting its generous proportions. Fitted wardrobes provide excellent built-in storage, while the open-concept en-suite shower provides everyday convenience and creates a distinctive layout.

Open Concept Ensuite
Positioned on one side of Bedroom One, the open-concept en-suite is well appointed with a corner shower enclosure featuring a mains-fed rainfall shower with an additional hand-held shower attachment, a low-level WC with concealed push-button cistern, a traditional pedestal wash hand basin, heated towel rail and extractor fan.

Continuing the cottage's blend of character and contemporary styling, the en-suite benefits from the same attractive flagstone flooring found on the ground floor, complemented by fully tiled walls for a smart and practical finish.

The current owner has previously considered installing a sliding glazed partition with integral blinds, or a similar solution, to create a greater degree of separation between Bedroom One and the en-suite, offering potential for future owners should they wish to reconfigure the space.

Bedroom Two *5'5" x 12'8" (1.65m x 3.86m)*

A deceptively spacious and versatile room, Bedroom Two is currently arranged as a dressing room with occasional guest accommodation, demonstrating its flexibility to suit a variety of lifestyles. Whether retained as a bedroom, transformed into a dedicated home office or enjoyed as a luxurious dressing room, the space comfortably accommodates a range of furniture, with ample room remaining for a sofa bed or day bed if desired.

Carpeted for comfort and enjoying a pleasant front-facing window, this is a bright and welcoming room that offers more space than first impressions might suggest, making it a valuable addition to this charming cottage.

OUTSIDE

Front Garden & Parking
The property is approached via a generous frontage providing off-road parking for several vehicles, with a mature lawn and well-established planting softening the approach and creating an attractive first impression. Fenced boundaries to either side define the plot, while a pedestrian right of access is retained along the neighbouring pathway.

Gated access leads through to the side of the cottage, where a Pod Point EV charger has been installed, offering convenient home charging for electric vehicles. Practical and well-proportioned, the frontage provides ample parking for family and visitors alike while complementing the character of this charming home.

Side Patio & Garage
Thoughtfully redesigned by the current owner around three years ago, the paved side patio provides a practical link between the front entrance, garage and rear garden, creating an attractive and low-maintenance outdoor space. Beneath the roof overhang, adjacent to the storm porch, is a sheltered area currently used for log and bin storage, keeping everyday essentials neatly tucked away. Constructed from timber with traditional side-hinged double doors, the garage offers excellent storage or workshop potential.

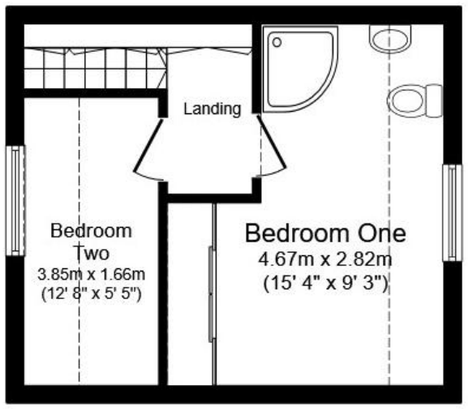
Alternatively, as the current owner had envisaged, it could lend itself to conversion into a hobby room, home office or summerhouse, subject to any necessary consents, providing a versatile space to suit a variety of needs. Above, a bespoke Austin-Healey weathervane pays tribute to a previous owner, who famously kept one of the classic sports cars at the property. The side access is particularly narrow and, while it was once wide enough for an Austin-Healey, it is unlikely to accommodate most modern cars, making the garage best suited to storage or alternative uses rather than vehicle parking.

Rear Garden
A delightful feature of the property, the rear garden is surprisingly spacious for a two-bedroom cottage, providing an excellent balance of patio, lawn and planting. Directly accessed from the French doors in the dining kitchen, the substantial paved patio—created by the current owner around three years ago—offers plenty of space for outdoor dining, entertaining or simply relaxing whilst enjoying the peaceful surroundings. To the side of the dining kitchen is a useful lean-to storage area, currently used for garden storage.

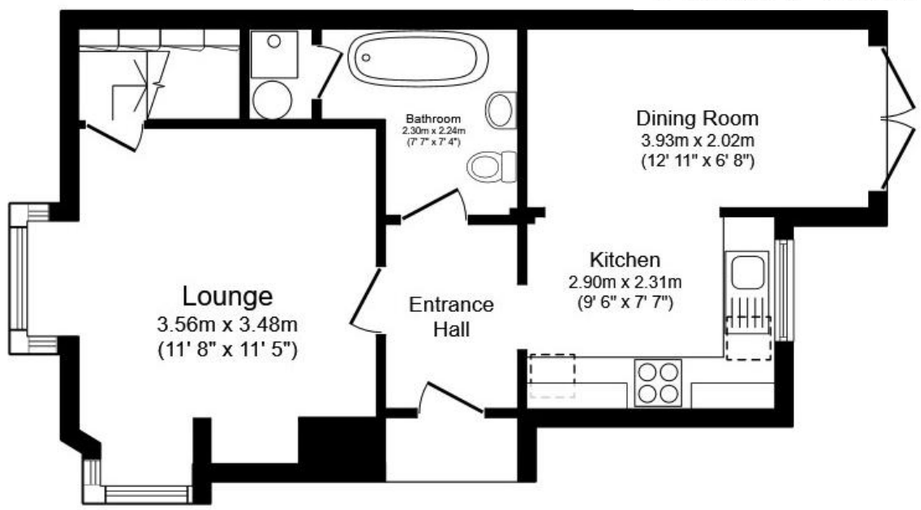
The current owner had originally envisaged transforming this space into an outdoor bar, presenting an exciting opportunity for those who enjoy entertaining. Beyond the patio, a well-proportioned lawn extends towards the rear boundary, framed by mature planted borders and enclosed by fencing, with attractive views across the neighbouring farmland beyond.

Tucked away behind the garage is a hardstanding area, formerly home to a greenhouse, together with the recently relocated and replaced bunded oil tank. The current owner advises that this was installed in accordance with the relevant Building Regulations, replacing the previous non-bunded tank to improve safety and compliance.

EPC
This property is exempt from EPC regulations as it is a Grade II listed building.



First Floor



Ground Floor

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Floorplan Clause: Measurements are approximate. Not to Scale. For illustrative purposes only.

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