



Station House, The Meadows, Salt Road, Salt, ST18 0BP

Offered with no upward chain is this imposing Victorian detached residence, enjoying an elevated position with panoramic countryside views on the outskirts of the desirable village of Salt. Having been upgraded and remodelled over time, Station House boasts a rich history in the area, having originally been the village railway station on the Stafford and Uttoxeter line which ran from 1867 to 1939. Station House showcases character features including original panelling which ran along the ticket office side, and the position of the balcony doors from the master bedroom mirror where passengers would exit the station house to board the platforms to the trains. The generous garden plot extends to 0.3 acre and has been landscaped to create an outdoor

kitchen, a raised fishpond and stunning elevated terraces set on the site where the train tracks used to run, all overlooking tranquil countryside views.

Station House features a recently installed oak staircase, traditional tall ceilings and a luxury refitted kitchen, with all windows and doors having been recently replaced. The interiors comprise briefly reception hall, two reception rooms, a most impressive open plan kitchen with family and dining rooms, side hallway, laundry room and cloakroom to the ground floor. Off the first floor landing there are four oversized double bedrooms as well as a fifth single room, serviced by a refitted en suite and a luxury family bathroom. Outside, the

generous plot extends to 0.3 acre and enjoys panoramic views and farmland and mature woodland to both the front and rear aspect. The property is set on The Meadows, a private lane shared with one neighbour leads to a driveway parking for several vehicles and the gardens have been expertly landscaped to create elevated terraces, a range of versatile outbuildings and a raised garden pond. Station House is serviced by oil fired central heating and has recently benefited from new double glazed windows and doors throughout.

The popular rural village of Salt lies within scenic Staffordshire countryside and offers an idyllic taste of rural life with the convenience on commuter routes and everyday amenities

nearby. Within the village are a historic stone church with impressive bell tower, a village hall as the ancient thatched Holybush Inn public house. Less than a mile from the property is the Dog & Doublet country inn and pub which is a great draw for the area, especially for visitors to the nearby Sandon Hall, a stunning Grade II listed stately home set within 400 acres of parkland. The centres of Stafford, Lichfield and Uttoxeter offer a wide variety of facilities including supermarkets, shops, pubs and health clubs and the A50 and M6 are both within a short drive. From Stafford, rail services provide direct links to London Euston on a daily basis and East Midlands International airport is around 40 miles away.



- Impressive Victorian Detached Residence
- Elevated Position with Panoramic Views
- Offered with No Chain
- Wealth of Character & History
- Two Attractive Reception Rooms
- Stunning Open Plan Living & Dining Kitchen
- Reception Hall & Side Hallway
- Laundry Room & Cloakroom
- Five Good Sized Bedrooms
- En Suite & Luxury Family Bathroom
- Generous 0.3 Acre Gardens
- Landscaped Terraces, Raised Pond & Versatile Range of Outbuildings
- Driveway with Ample Parking
- Secluded Position on Private Lane
- Recently Replaced Double Glazed Windows
- Oil Fired Central Heating
- Desirable Rural Village Setting
- Well Placed for Local Amenities, Commuters Routes & Rail Travel

Steps rise to the front door, giving access into the Reception Hall, having LVT flooring, a refitted oak staircase rising to the first floor accommodation and doors leading into:

Lounge 3.94 x 3.74m (approx. 12'11 x 12'3)

A spacious reception room having window to the front aspect and an open fire set to traditional surround

Sitting Room 3.95 x 3.95m (approx. 12'11 x 12'4)

Another spacious reception room ideal as a formal dining room or playroom, having window to the front aspect and doors opening into the **Side Hallway** and:

Open Plan Dining & Living Kitchen 11.98 x 3.61m (approx. 39'3 x 11'10)

A most impressive open plan space extending across the width of the property. the Kitchen has been refitted with a quality range of oak base and full height units with granite worktops over, housing an inset Belfast sink, integral dishwasher and space for an American fridge freezer. A recess houses an oil fired Aga cooker with mate, and there is a window to the rear, double doors out to the gardens and tiled flooring extending into the **Dining Area**, having a window to the rear, double doors out to the gardens and a door opening to a useful **Walk in Pantry**. Tiled flooring extends into the **Family Room**, where a wood burning stove is set to character recess with beam lintel over

Hallway

With LVT flooring, a door out to the side aspect and doors into:

Laundry Room 2.52 x 2.26m (approx. 8'3 x 7'5)

Comprising base units housing inset sink with side drainer and there are spaces for a washing machine and tumble dryer, with LVT flooring and a window to the front

Cloakroom

Refitted with a traditional suite having pedestal wash basin and WC, having a window to the side





An oak staircase with traditional carpet runner and stair rods rises to the first floor **Landing**, where there is a gallery with a window to the front accessed from one of the bedrooms and doors off into:

Master Bedroom 4.75 x 3.9m (approx. 15'7" x 12'9")
A spacious double room having double doors out to a terrace to the rear aspect, a traditional fireplace and fitted wardrobes. The master and second bedrooms were originally the Station House's waiting room, and the double doors are positioned where passengers would leave the Station House to board the platforms

Bedroom Two 3.97 x 3.81m (approx. 13'0" x 12'6")
Having window to the front aspect, this double room also has a door out to a gallery overlooking the staircase where a window to the front enjoys open views

Bedroom Three 3.97 x 3.38m (approx. 13'0" x 11'1")
A spacious double room having window to the rear with stunning views, a range of fitted wardrobes and private use of:

En Suite 4.0 x 1.0m (approx. 13'1" x 3'3")
Comprising a refitted suite having wash basin set to vanity unit, WC and oversized shower, with tiled flooring and splash backs, a heated towel rail and a window to the side

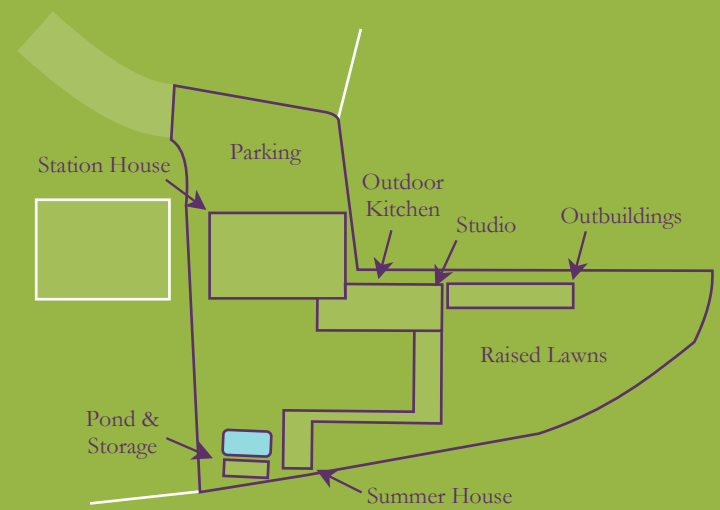
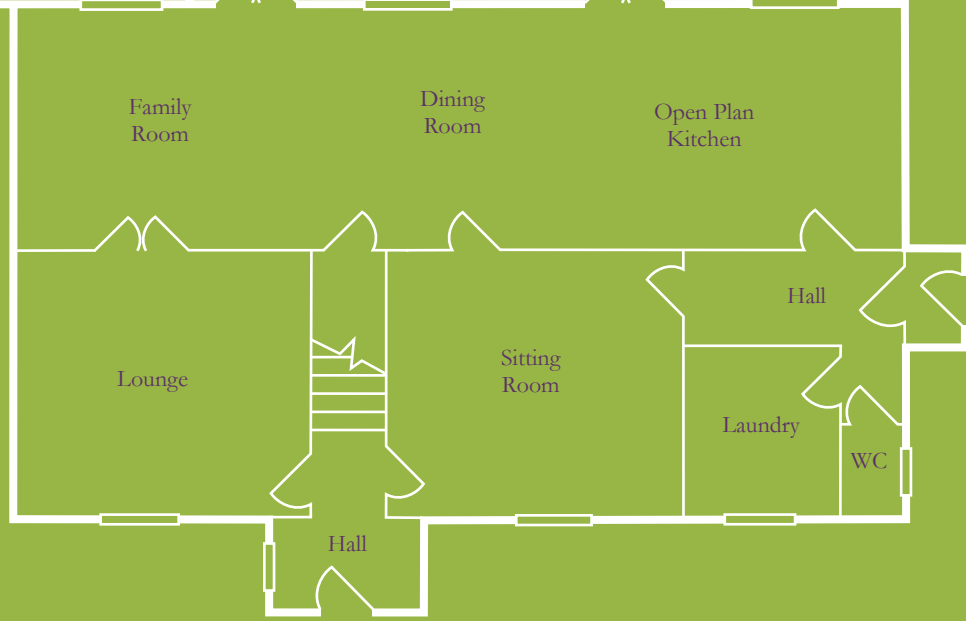
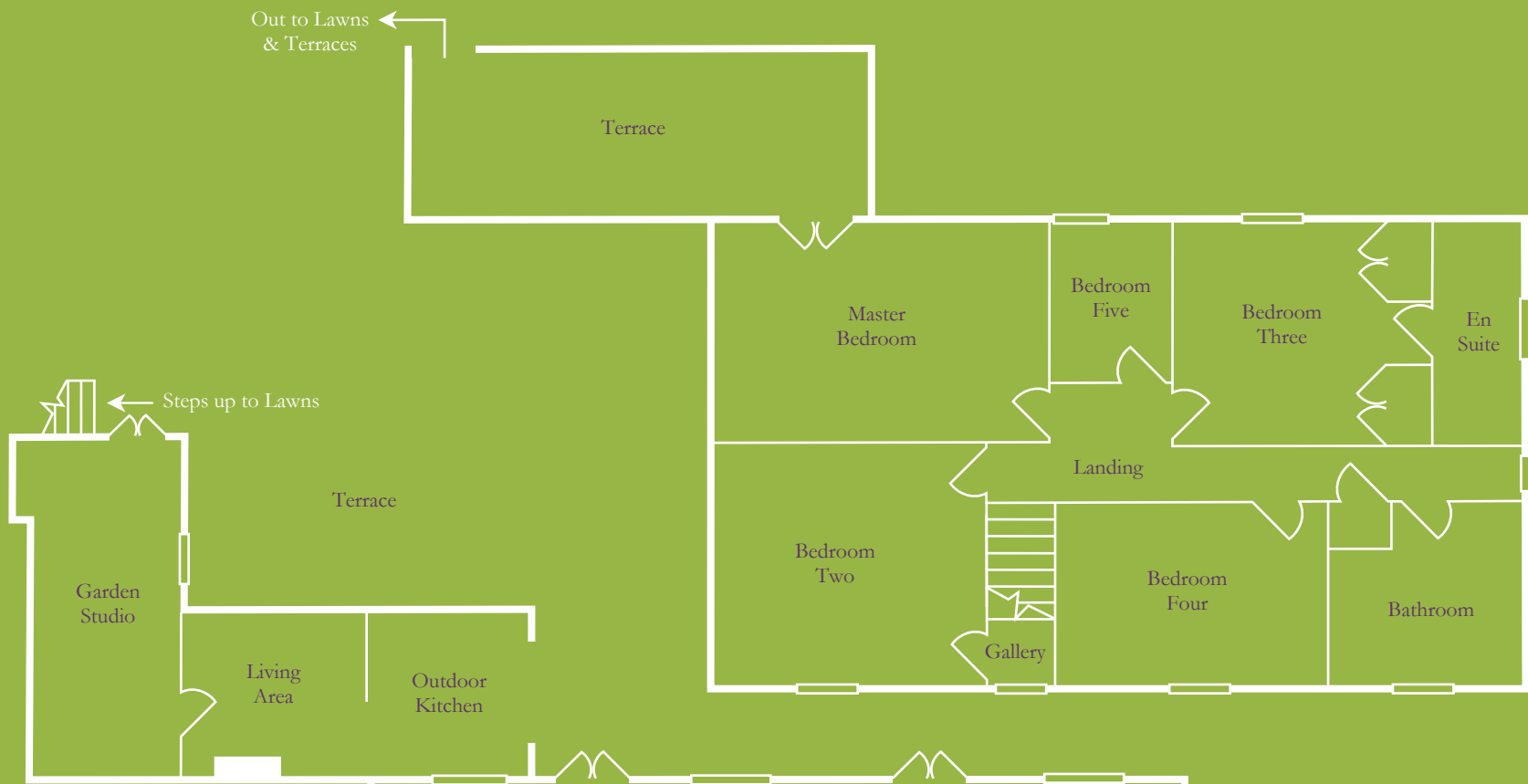
Bedroom Four 3.78 x 3.0m (approx. 12'5" x 9'10")
Another double room having window to the front aspect and character pine panelling. This room was originally the ticket booth for the station

Bedroom Five 3.0 x 2.0m (approx. 9'10" x 6'7")
With window to the rear aspect enjoying open views

Family Bathroom 3.37 x 2.97m (approx. 11'0" x 9'8")
A luxury suite comprising marble topped twin wash basins set to vanity unit, WC with raised cistern, claw foot bathtub and large double shower, with tiled flooring, tiled splash backs, a traditional heated towel rail and a window to the front aspect









Outside

Station House lies on The Meadows, a private lane serving just two properties. To the top of the lane there is a private driveway offering parking for a number of vehicles, and gated access leads into the rear garden. The oil tank is discreetly housed to the front aspect

0.3 Acre Gardens

Extending to a generous size, the gardens have been landscaped to create covered expansive terraces, entertaining spaces and an outdoor kitchen. The paved patio leads onto shaped lawns where there is a raised garden pond with filtration system and a waterfall with bespoke settings, all overlooking the idyllic views beyond. To the rear of the pond is a useful storage shed. Adjacent to the property is a stunning oak **Outdoor Kitchen** having a range of fitted units, a stone open fireplace and a fitted seating area, where a door opens into a **Garden Studio** 6.99 x 2.77m (approx. 22'11 x 9'11), having a window to the side and doors opening to steps rising to elevated lawns. Also to this level is another outbuilding ideal as a **Summer House**, having windows overlooking the pond and measuring 5.79 x 2.82m (approx. 19'0 x 9'3). From the garden, steps rise to elevated lawns, where the railway tracks used to run. There are a range of timber outbuildings and a further deck offers stunning views over the rear of the house and over countryside views. A second terrace lies off the **Master Bedroom**, offering a secluded space for outdoor seating whilst enjoying the tranquil setting



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.