



Black & White Cottage
The Green | Brocton | Stafford | Staffordshire | ST17 0TP

BLACK & WHITE COTTAGE



The Black and White Cottage is a charming and well-presented detached character cottage, situated in the popular village of Brocton and within easy reach of the county town of Stafford and Cannock Chase. The accommodation includes 3 bedrooms, 3 reception rooms and 1 bathroom with a driveway and double garage to the rear.



GROUND FLOOR

On entering this charming character property, the black and white cottage you are immediately taken back in time with its traditional styling and original features. This is emphasised in the sitting room with the abundance of exposed beams the cosy fireplace and wooden flooring enhancing the overall ambience in this spacious room. This continues into the main reception room which offers plenty of space with all the benefits of the character features throughout. The French doors and partially vaulted ceiling allow plenty of natural light to flood in as well as a pleasant flow to the rear garden. Again, the focal point of the room is the fireplace a perfect place to cozy around with the exposed wooden flooring also adding to the charm. A doorway then leads through to the dining room which is ideal for informal or formal occasions complimented by the character features throughout which include another fireplace, a multitude of exposed beams and finished with the wooden flooring. The Kitchen has a nice balance of old and new with its farmhouse style complimented by granite work surfaces and the breakfast bar, ideal for informal chats with family or friends. A natural light room and complimented by its neutral décor creating a feeling of space helped by the partial vaulted ceiling. The utility room sits off the kitchen and is a useful space for storage with the downstairs WC off the utility completing the downstairs accommodation.













SELLER INSIGHT

“It was the Black & White Cottage’s undeniable character and charm which won us over – it’s not every day you get to own a quintessentially English country cottage like this,” say the owners of this unique Grade II listed home set in an Area of Outstanding Natural Beauty. “We were also attracted to being right in the centre of the village yet well connected for travel.”

A part timber-framed, double-fronted cottage dating back to the late 16th to early 17th century at the front, it appears attached to the next-door cottage but is, in fact, detached. “Originally a two-room thatched building, it has been subject to numerous extensions over the years and, in its time, has been a school and a post office. We have a fair amount of information relating to its history,” explain the owners. “In 2004 we added a single-storey rear extension to create a large sitting room and kitchen/diner, utility and cloakroom with a WC. We also refurbished the upstairs bathroom with a wonderful roll-top bath and a walk-in shower.”

This is the ideal home for everyday life and entertaining alike. “The kitchen, filled with light due to several skylights, is an open and workable space which we’ve found to be perfect for cooking and socialising simultaneously – it’s a fantastic party house! When the French windows are thrown open in the summer, the flow between inside and out is excellent, and during Christmas time it turns into a scene from the film *The Holiday!*” They add, “It’s unusually roomy with wonderful, vaulted ceilings in two of the bedrooms.”

Outside, the enclosed garden has been designed for low maintenance. “Terraced, laid with gravel and with numerous seating areas, it offers both relaxation and privacy. Facing south, it also gets plenty of sun. Adding the fully powered UK Garden Buildings garden room has further made this space an extension of the house – we currently use it as a craft room, but it could be anything from a home office to a gym.”

Beyond the property, there are good local amenities. “Within walking distance is the lovely Brocton golf course and a small post office that has an honesty box for eggs and local made preserves. Also, deer from Cannock chase roam around the village and are often seen outside on the village Green. Similarly within walking distance is a church, village hall, three pubs and a restaurant – there are plenty of places to go without getting in the car, including beautiful Cannock Chase and The National Trust’s Shugborough Estate. It’s also a great commuter location with easy travel by road and train to Manchester, Birmingham and London.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





FIRST FLOOR

The first floor in keeping with the ground floor has plenty of character and 3 double bedrooms which are all naturally light, well-presented, have multiple character features throughout and complimented by the family bathroom.











OUTSIDE

The rear garden is mainly landscaped throughout with mature shrubs interspersed and a number of seating areas. To the rear a gate leads to the off-road parking area and double garage offering plenty of storage opportunities.





LOCATION

The Black and White Cottage is situated in the popular village of Brocton near the County town of Stafford. There is easy access to Stafford train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour. There are private schools in Stafford itself.



INFORMATION

Services, Utilities & Property Information

Mains Electricity, Mains Gas, Mains Water, Mains Drainage, Telephone & Broadband connection

Mobile Phone Coverage - 4G /5G. We advise you check this with your provider.

Broadband Availability - Ultrafast Full Fibre Broadband with speeds of up to 1800 Mbps download and 220mbps upload. We advise you check this with your provider.

Tenure - Freehold

Grade II Listed Building

EPC - Rating E (Valid until 21 December 2030)

Local Authority

Stafford Borough Council & Staffordshire County Council
Council Tax Band: F

Viewing Arrangements

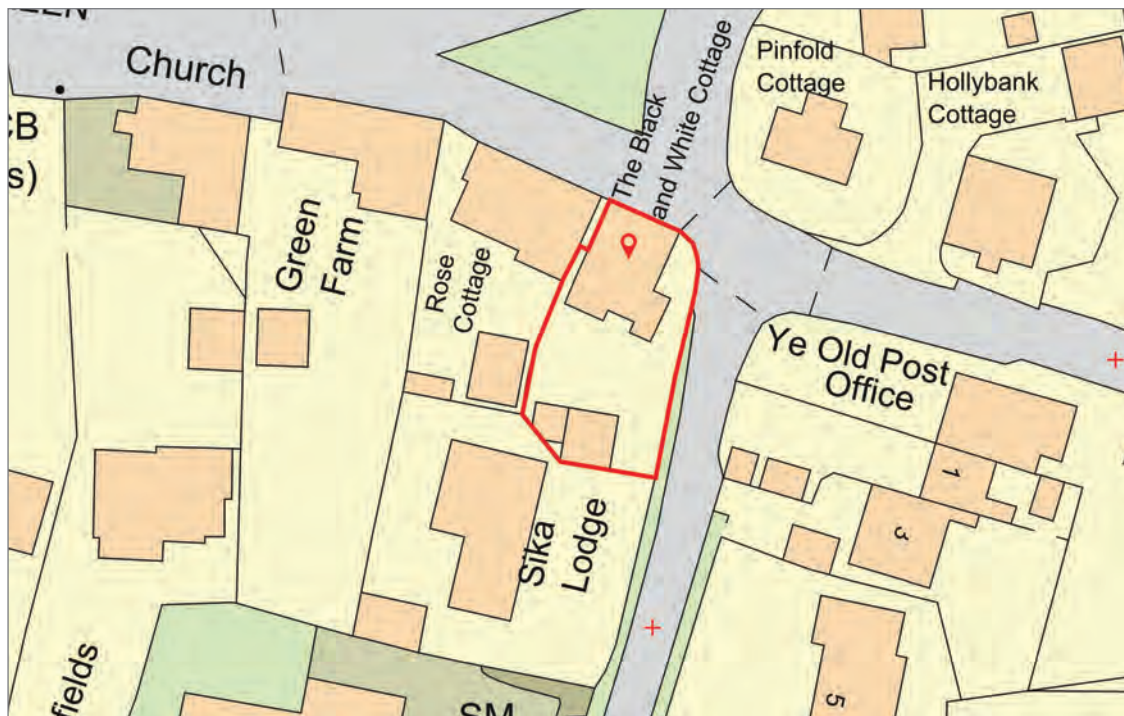
Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

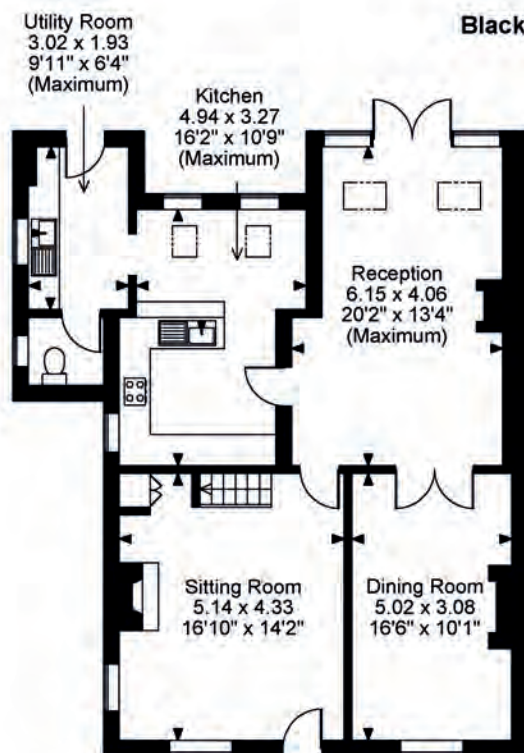
For further information please visit <https://www.fineandcountry.co.uk/staffordshire-estate-agents>

Opening Hours

Monday to Friday - 8.00 am – 8pm
Saturday - 8.00 am – 8pm
Sunday – 8.00am- 8pm

Guide price £525,000

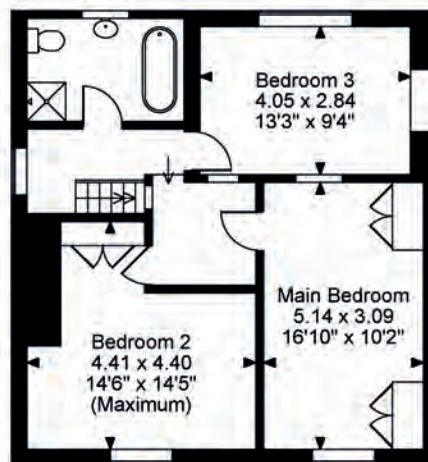




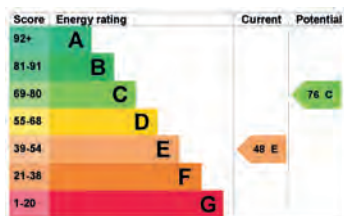
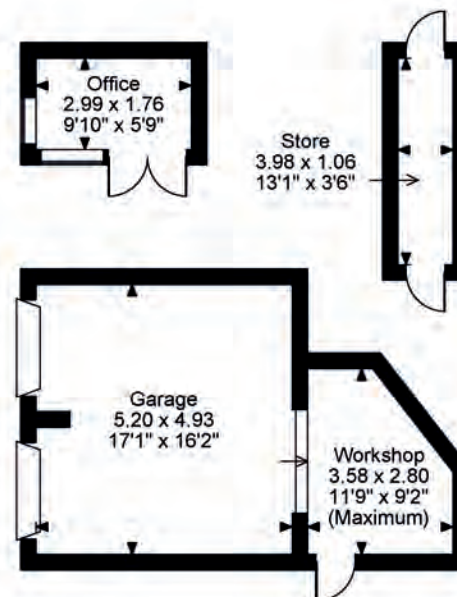
Ground Floor

Black & White Cottage, The Green, Brocton, Stafford

Approximate Gross Internal Area
 Main House = 1620 Sq Ft/150 Sq M
 Garage/Workshop = 379 Sq Ft/35 Sq M
 Office & Store = 102 Sq Ft/9 Sq M
 Total = 2101 Sq Ft/194 Sq M



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK
PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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