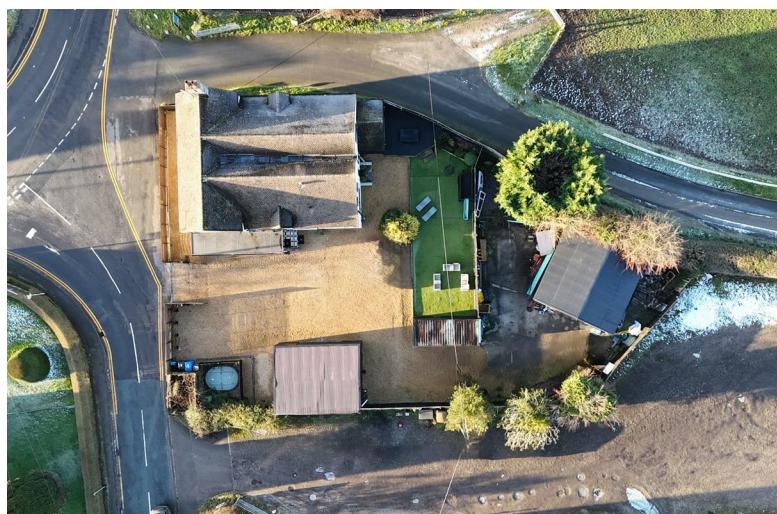




## The Yorkshireman, Colton Road

Rugeley, WS15 3HB

Offers over £650,000



# The Yorkshireman, Colton Road

Rugeley, WS15 3HB

Offers over £650,000



HS Homes proudly presents, The Yorkshireman this truly stunning and unique five-bedroom detached residence, set on an extensive plot in the heart of Rugeley. Positioned directly opposite Trent Valley Railway Station, the property enjoys superb transport links to London, Birmingham and surrounding towns and all major road networks, making it ideal for commuters while still offering privacy and seclusion. Set back from the road behind fencing and double entrance gates, this impressive home immediately commands attention.

Occupying a substantial plot, the grounds incorporate not only the main residence but also three additional external outbuildings, including a large workshop, a generous triple-sized garage and a separate outdoor kitchen unit complete with fitted cupboards and a flip-up, up-and-over frontage—perfect for entertaining and summer gatherings. The expansive driveway provides parking for approximately 8–10 vehicles, complemented by a large astroturfed garden area offering low-maintenance outdoor living. To the rear, an elevated decked terrace flows seamlessly from the bi-fold doors of the second lounge and games room, creating an exceptional indoor-outdoor entertaining space.

Upon entering, you are welcomed by an entrance hall giving access to all ground floor areas, along with both upper and lower cellars. The upper cellar is currently utilised as a boot room and cloakroom, with steps leading down to the lower level. The entrance hall opens into a magnificent double-width open-plan dining, snug and kitchen area, beautifully renovated to an exceptional standard while retaining character from the property's former life as a public house. The entire ground floor benefits from underfloor heating, providing efficient, modern comfort throughout.

The dining area features a bay window with a charming window seat and a grand space, flowing effortlessly into the snug and onward to the impressive kitchen. The kitchen is fitted with high-end appliances, extensive cabinetry and a substantial central island. A further bay window with seating and additional storage enhances the sense of space and natural light. Adjacent to this space is the main lounge, accessed through double glazed

doors, offering a generous reception area with side-facing window.

To the rear of the lounge is the second lounge/games room, currently arranged with a pool table and media area. Bi-fold doors open onto the raised decking, providing a seamless connection to the garden. This room also offers the stair access to the first floor, adding to the home's unique layout. Further ground floor accommodation includes a large utility room with extensive storage and garden views, a private office with side window, and a distinctive downstairs WC.

The first floor continues to impress with five well-proportioned double bedrooms. The principal suite is positioned to the rear, overlooking the garden, and features an inset area leading to a spacious en-suite with shower, WC and sink, which then flows through to a substantial dressing room with its own window allowing lots of natural light throughout.

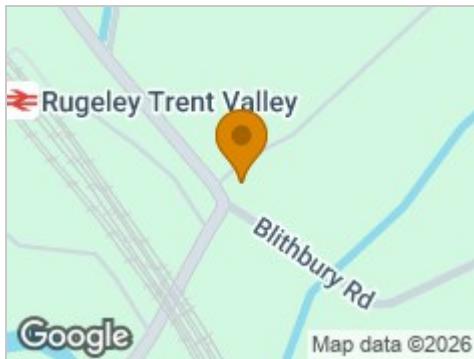
Bedrooms four and five sit adjacent to one another, each offering built-in storage; bedroom four benefits from a walk-in built in wardrobe, while bedroom five includes a wardrobe room and additional inset cupboard. The large, light and airy landing itself offers extensive floor-to-ceiling storage. The main family bathroom is generously sized, featuring a corner bath, double walk-in shower, WC and sink with stylish fittings.

To the front of the property are bedrooms two and three. Bedroom two is the second-largest bedroom, complete with dual-aspect windows, a separate dressing area and its own en-suite shower room. Bedroom three is a spacious double bedroom with a large window overlooking the front aspect.

This remarkable property seamlessly blends character, space and modern renovation, offering flexible living accommodation across a substantial plot rarely available within such a central Rugeley location. This property offers further potential to extend and develop, subject to planning permission.



## Road Map



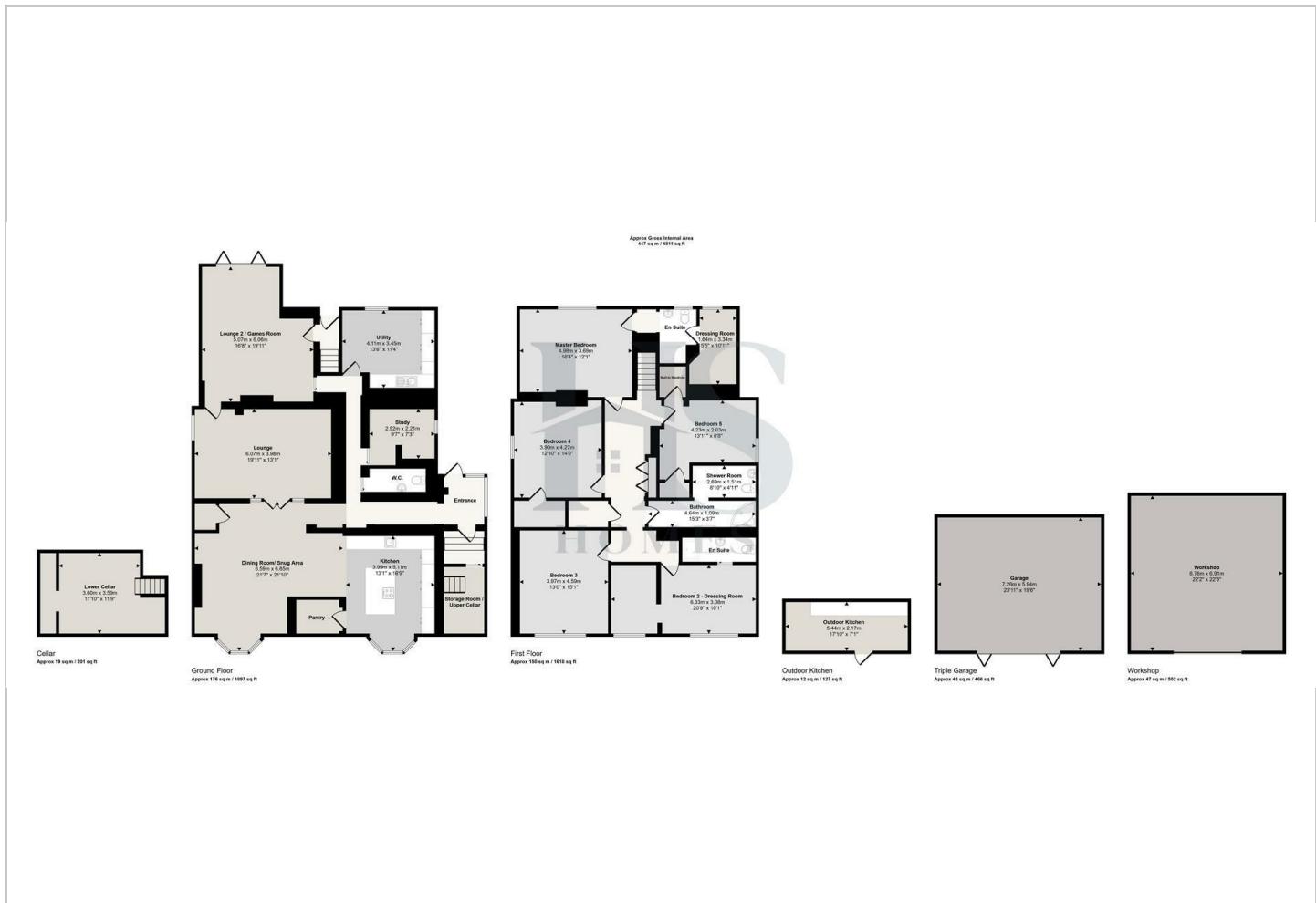
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	83
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.