



White House

Consall Forge, Nr Wetley Rocks



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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The White House

Consall Forge
Nr Wetley Rocks
Stoke-On-Trent, ST9 0AJ

Bury and Hilton are delighted to offer for sale this extremely rare opportunity to purchase a charming double fronted cottage nestled within the picturesque surrounding of the Churnet Valley. The property stands prominently on approximately a one acre plot or thereabouts between the banks of the River Churnet and historic valley railway.

Accessed from a gated well kept paddock, the property itself dates back to the mid 1800's and has been respectfully maintained throughout. It benefits from gas central heating and UPVC double glazing as well as cozy features such as exposed beams, latched and braced doors and a double sided log burner. At the rear of the property is a fenced garden area consisting of patio and lawn adjoining an idyllic wooded pasture beyond.

The property is situated within the perfect location for those who enjoy the tranquillity of rural life with an abundance of activities right on your doorstep to choose from such as canal walks, cycling, canoeing, fishing, nature trails and bird watching as well as a local public house to then retire to only a short walk away.

Asking Price : £500,000



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Leek Office - 01538 383344



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Accommodation

Ground Floor:

The entrance leads in to the hallway with stairs to the first floor straight ahead and access in to the kitchen to the right.

Kitchen- 13'10 x 11'09

The kitchen is fitted with wall and base units with integrated fridge and freezer as well as stainless steel sink unit and electric hot point cooker with hood, tiled floor and understairs storage. The kitchen also benefits from a feature Victorian cast iron fire place and views out to the south facing paddock and river. Rear door allows access to the patio and garden area situated behind the property..

Bathroom—6' x 8'

Fitted Suite. Bath with Shower over, sink and low level w.c. Tiled floor.

Dining Room—13'10 x 13'10

To the right of the kitchen is the dining room with exposed beams, windows to both north and south and a double sided log burner which also services the living room.

Living Room—14'08 x 10

Steps down to the living room which enjoys views to the front and patio doors to the rear which lead out to the garden area and scenic woodland. The elevated log burner and vaulted ceiling add to the overall charm of the cottage.





Accommodation

First Floor

Bedroom One- 14' x 10'

To the right hand side of the stairs is the first bedroom with built in cupboards housing the water tank and cylinder. Window to the front elevation overlooking the paddock and river and vaulted ceiling with exposed beams.

Bedroom Two—14' x 14'

The second bedroom to the right of the stairs also enjoys views to the front of the property with vaulted ceilings and exposed beams adding to the scale of the room.

Outside-

To the front of the property is a well maintained paddock which is bordered by the river on one side. To the rear of the property is a fenced off garden area consisting of patio and lawn with a parcel of delightful wooded pasture with mature trees beyond.

Council Tax Band- C

Viewing

Strictly by appointment only through the selling agents at the Leek Office 01538 383344.

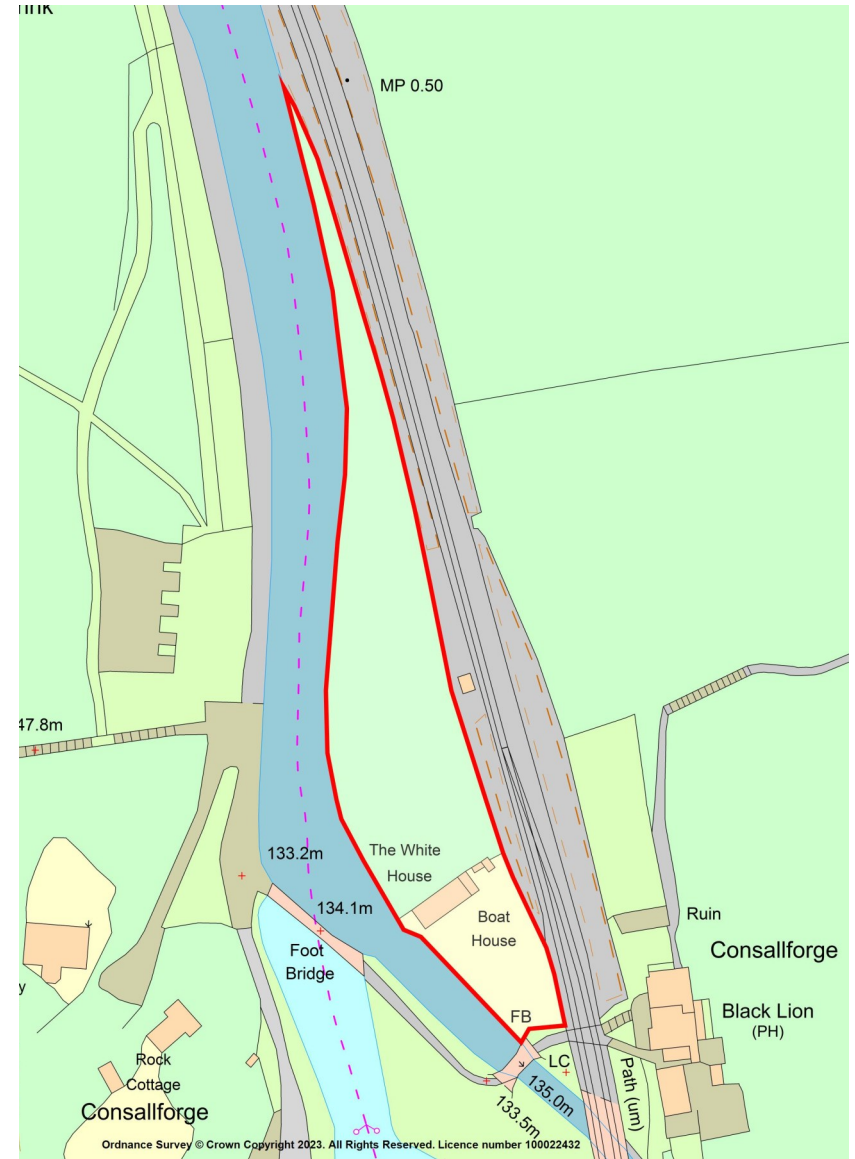
Method of Sale

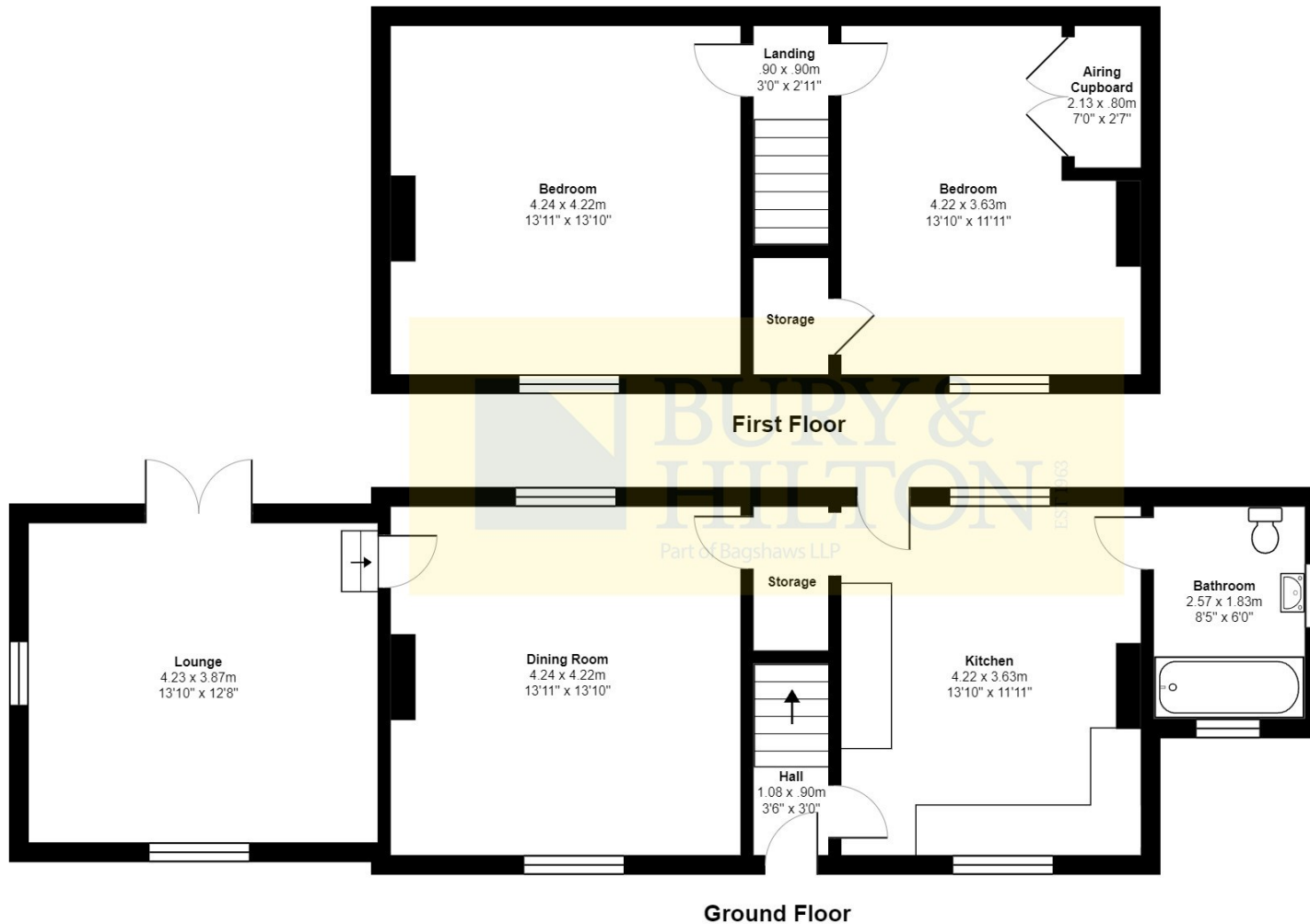
This property is to be sold by Private Treaty.

Agents Note;

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All measurements are approximate and for display purposes only



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