



Megs Cottage Leach Lane Leek



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Part of the Bagshaws Partnership

Megs Cottage Leach Lane

Leek
Staffordshire
ST13 7SY

We are so excited to offer a lucky tenant the chance to rent this beautiful cottage.

Situated in the heart of the idyllic village of Butterton is this perfectly presented 2 bedroom cottage.

Although you are in staggering distance from the popular village pub, the cottage is located down a secluded driveway with parking for 2 cars. You enter through a gate into the wraparound garden which has a lawned area and patio with a picnic table.

Step out of the garden and into the downstairs open plan living space with a cosy lounge area to the left and dining area ahead. Next to the dining space is a pretty country kitchen with a range cooker and handmade wall and base units.

Downstairs has a stone floor with underfloor heating and some unique features that have been lovingly installed by the owners, such as paneling made from wood reclaimed from Royal Doulton's pot banks and worktops made from the slate of billiard tables.

Upstairs are 2 bedrooms large enough for super king beds and each with delightful picture windows. The bedrooms have their own ensuite shower rooms complete with basin and WC.

The cottage has beautiful views across the Peak District countryside and there's even a floor to ceiling window in the living room, perfect to sit next to whilst reading a book and enjoying the scenery.

A fantastic ventilation system pulls in fresh air whilst extracting excess moisture and recirculating the heat. That coupled with the well insulated walls, means that the cottage is very economical to keep warm and a tank of LPG can last up to a year.

The property is available fully furnished from April 2024.



Per Month £1,300 Per Month



2



2



1



D



acre(s)



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Area

Stone floor, underfloor heating, views over countryside, sitting room and dining areas, stairs

Kitchen

Stone floor, underfloor heating, butler sink, slate worktop, range cooker, fridge and freezer, skylight, hand crafted wall and base units

Bedroom 1

Carpet, radiator, picture window, built in wardrobe, en suite shower room with basin and WC

Bedroom 2

Carpets, picture window, radiator, en suite shower room with basin and WC

Outside

Off road parking. Secure garden with views overlooking the countryside. Patio area with picnic table.

Viewings, Applications and References

All viewings to be made by prior appointment via Bury and Hilton.

Application forms to be obtained from the Leek office. All applicants must provide a copy of their passport (non-UK passport holders should also supply their Right To Rent Share Code).

References to be carried out by HomeLet on behalf of Bury and Hilton





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Agents Notes

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