



The Cottage

Church Avenue, Grindon



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The Cottage
Church Avenue
Grindon, ST13 7TP

This detached stone built cottage with annexe is delightfully situated on the edge of the village of Grindon in what is a superb location in the beautiful Staffordshire Moorlands countryside and within the Peak District National Park. Although only limited amenities are available in Grindon, the property is well placed for travelling to the market towns of Leek, Ashbourne and Buxton where more comprehensive facilities are available.

The property itself was built in 1834 and is of traditional stone construction having considerable character. It has been improved in recent years by the present owners to an exceptionally high standard with quality fittings throughout and a detached outbuilding has been converted to provide additional accommodation which is ideally suitable for use as a granny annexe or for holiday accommodation.

The property provides very comfortable two double bed roomed accommodation and has been modernised to a high specification with a special feature being the more recently added conservatory/sunroom. It enjoys the benefit of central heating and double glazing and much of the original character has been retained.

The property enjoys a pleasant outlook to the front and backs onto open countryside.

Offers over: £595,000



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HILTON**
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Accommodation

THE COTTAGE

Lounge 13'6 x 13'5 (4.11m x 4.09m)
With wood burning stove. Radiator. Exposed beams to ceiling. Wooden flooring.

Dining Room 13'5 x 13'5 (4.09m x 4.09m)
With stone hearth and inglenook. Base unit. Wooden flooring. Exposed beams to ceiling.

Galley Kitchen 21'6 x 5'4 (6.55m x 1.63m)
Fully fitted with a comprehensive range of units consisting of two sink units, base units, working surfaces and wall cupboards. Radiator. Tiled flooring.

Utility Room/Toilet 8'10 x 4'8 (2.69m x 1.42m)
With plumbing for automatic washing machine. Fitted wash hand basin and WC. Radiator. Tiled flooring.

Conservatory/Sunroom 12'9 x 9'7 (3.89m x 2.92m)
With a wood burning stove. Wooden flooring. Recessed spotlighting. French windows leading to rear garden.

Stairs to Landing
With fitted carpet. Exposed beams to ceiling.

Bedroom One 13'6 x 13'4 (4.11m x 4.06m)
With radiator. Exposed beams to ceiling. Fitted carpet.

Bedroom Two 13'4 x 10'4 (4.06m x 3.15m)
With two fitted wardrobes. Radiator. Exposed beams to ceiling. Fitted carpet.

Bathroom 14'11 x 6' (14'11 x 6')
With a freestanding claw foot bath, walk-in shower cubicle, wash basin and WC. Recessed spotlighting. Radiator. Wooden flooring.





THE ANNEXE

This detached building provides the following accommodation:-

Living Kitchen 19'2 x 10'11 (5.84m x 3.33m) Fully fitted with a comprehensive range of units consisting of stainless steel sink unit, base units and working surfaces together with electric hob. Two wall mounted radiators.

Bedroom 11'5 x 7'8 (3.48m x 2.34m)
Radiator.

Shower Room Shower cubicle, wash basin and WC.

Outside

Extensive gardens to front, side and rear well laid out and stocked with flower borders, lawns, block paved patio and pebbled paths together with vegetable patch. The gardens border open fields to the rear. A driveway provides off road parking facilities for a number of vehicles.

Services

Mains electricity and water.
Drainage to a water treatment works.
Oil fired central heating and double glazing to main house.
Separate oil fired central heating and triple glazing to annexe.

Viewing

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



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