



Folly House

Consall



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Folly House
Consall
Wetley Rocks
Staffordshire ST9 0AE

Bury and Hilton are pleased to offer for sale this outstanding detached property, built in 2004 to an exceptionally high standard, an individual architecturally designed property with delightful countryside views located in the highly sought after residential village of Consall.

The property has been upgraded and extended by the current vendor to an immaculate standard throughout and offers deceptively spacious five bedroomed accommodation arranged over three floors.—ideal for family occupation.

The property benefits from double glazing, oil fired central heating and security alarm system.

The accommodation briefly comprises: Entrance hall, WC, L-shaped living room with feature bi-fold doors and log burner, bespoke fitted kitchen/diner and utility room to the ground floor. Feature galleried landing, master bedroom with en-suite and fitted wardrobes, large rear bedroom with feature Juliette balcony, a further bedroom and family bathroom to the first floor. Landing area, WC and two further bedrooms are located on the top floor.

Externally the property has a driveway to the front providing ample off street parking and leads to an integral single garage (17' x 8') with power, lighting and electric door.

To the rear is a delightful garden area laid mainly to lawn with paved patio areas and display borders, open fields to the rear and some fabulous views of the surrounding countryside towards the Churnet Valley.

A truly fabulous property, internal inspection of which is essential

Offers in the region of £650,000



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**BURY &
HILTON**
EST. 1988



Entrance Hall

Radiator x 2. Stairs off. Tiled floor. Understairs storage.

WC

W.c. Wash basin. Tiled floor. Radiator.

Living Room 24'3 x 24' (7.39m x 7.32m)

Radiator x 3. Wall light point x 6. Oak flooring. Bi-fold doors out to rear garden. Feature log burner and surround.

Kitchen/Diner 12'4 x 15'6 (3.76m x 4.72m)

Bespoke fitted range of wall and base units. Belfast sink unit with mixer tap. Integrated dishwasher. Rangemaster cooker with extractor unit above. Tiled floor. Spotlights. Radiator. Side door.

Utility Room 8'2 x 5'3 (2.49m x 1.60m)

Range of base storage units. Stainless steel sink unit with drainer and mixer tap. Tiled floor. Plumbing point. Integrated fridge / freezer. Access to garage.

Galleried Landing

Stairs off. Radiator.

Bedroom 18'9 x 10'6 (5.72m x 3.20m)

Radiator. Oak flooring. Built-in wardrobes. Double doors to Juliet balcony area.

Master Bedroom 12'4 x 14'11 (3.76m x 4.55m)

Oak flooring. Radiator. Wall light point x 2. Built-in wardrobes.





En-Suite 12'3 x 5'11 (3.73m x 1.80m)

W.c. Wash basin. Feature roll top bath with shower attachment. Radiator. Tiled floor. Spotlights.

Bedroom 11'6" x 10'11" (3.51m x 3.33m)

Radiator. Oak flooring. Built-in wardrobes.

Shower Room 9'1 x 7'10 (2.77m x 2.39m)

Shower cubicle. W.c. Wash basin. Storage cupboard. Tiled floor. Spotlights. Radiator.

Landing Area

Sky light. Spotlights. Radiator. Eaves storage. Storage cupboard.

Bedroom 11'8 x 9'1 (3.56m x 2.77m)

Radiator. Eaves storage. Sky light. Spotlights.

Bedroom 12'3 x 8'10 (3.73m x 2.69m)

Radiator. Sky light. Spotlights.

WC

W.c. Wash basin. Tiled floor.

Outside

Externally the property has a driveway to the front providing ample off street parking and leads to an integral single garage (17'0 x 8'0) with power, lighting and electric door.

To the rear is a delightful garden area laid mainly to lawn with paved patio areas and display borders, open fields to the rear and some fabulous views of the surrounding countryside towards the Churnet Valley.

Services

The Property has the benefit of Mains Electricity & Water. The Property has the benefit of Drainage to a Klargestar Bio Disc Septic Tank System. The House has the benefit of Oil Fired Central Heating provided by a Worcester Bosch Combination Boiler which supplies instant hot water & central heating to radiators and Hardwood Double Glazing.











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