

Rose Cottage, Woodside, Baldwins Gate, Newcastle, Staffordshire, ST5 5EB

FOLLWELLS



- Detached Character Cottage
- Range of Brick & Tile Outbuildings
- Grounds Extending to Approx. 2.75 Acres
- Much Sought After Semi-Rural Location
- Views Across Surrounding Countryside
- Paddock with Independent Access
- Scope for Further Extension
- No Upward Chain

4  2  3 

Asking Price

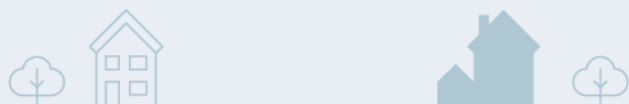
£850,000

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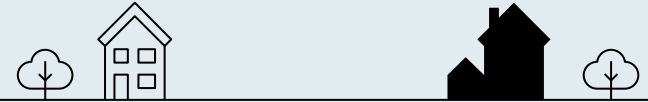
A rare opportunity to acquire a detached cottage of tremendous charm and character. Rose Cottage is located on the outskirts of Baldwins Gate in a most picturesque position between Sandy Lane and Woodside and historically formed part of the Maer Estate.

The house sits centrally in beautifully maintained grounds which extend to just over 2.75 acres including a grass paddock with independent access. The gardens include extensive lawned areas and mature shrub borders along with a productive vegetable garden and orchard stocked with a variety of fruit trees. There is an all-weather tennis court (in need of re-surfacing) and the house and gardens enjoy some stunning views across the surrounding countryside.

The property is approached over an extensive gravel driveway which leads to what was originally the rear of the house providing ample parking and turning space along with further space for a boat/caravan/trailer beyond the outbuildings. A range of brick and tile outbuildings include a triple garage block with large store and home office above, a separate workshop, garden room and a boiler house. The original building formed two cottages which were re-configured to create a single house which was extended in 1908.

The accommodation comprises a welcoming and spacious reception hall along with three generous reception rooms and a breakfast kitchen to the ground floor. To the first floor are four double bedrooms, one with en-suite facilities, and a family bathroom along with an additional WC.





The roof was completely replaced in 2021 and two of the reception rooms benefit from Clearview stoves, one of which provides supplementary heating to the principal bathroom and main bedroom.

The property has been well maintained by the current owners for the last fifty years but is now ready for a new family to make it their home and stamp their own mark on it.



IMPORTANT INFORMATION

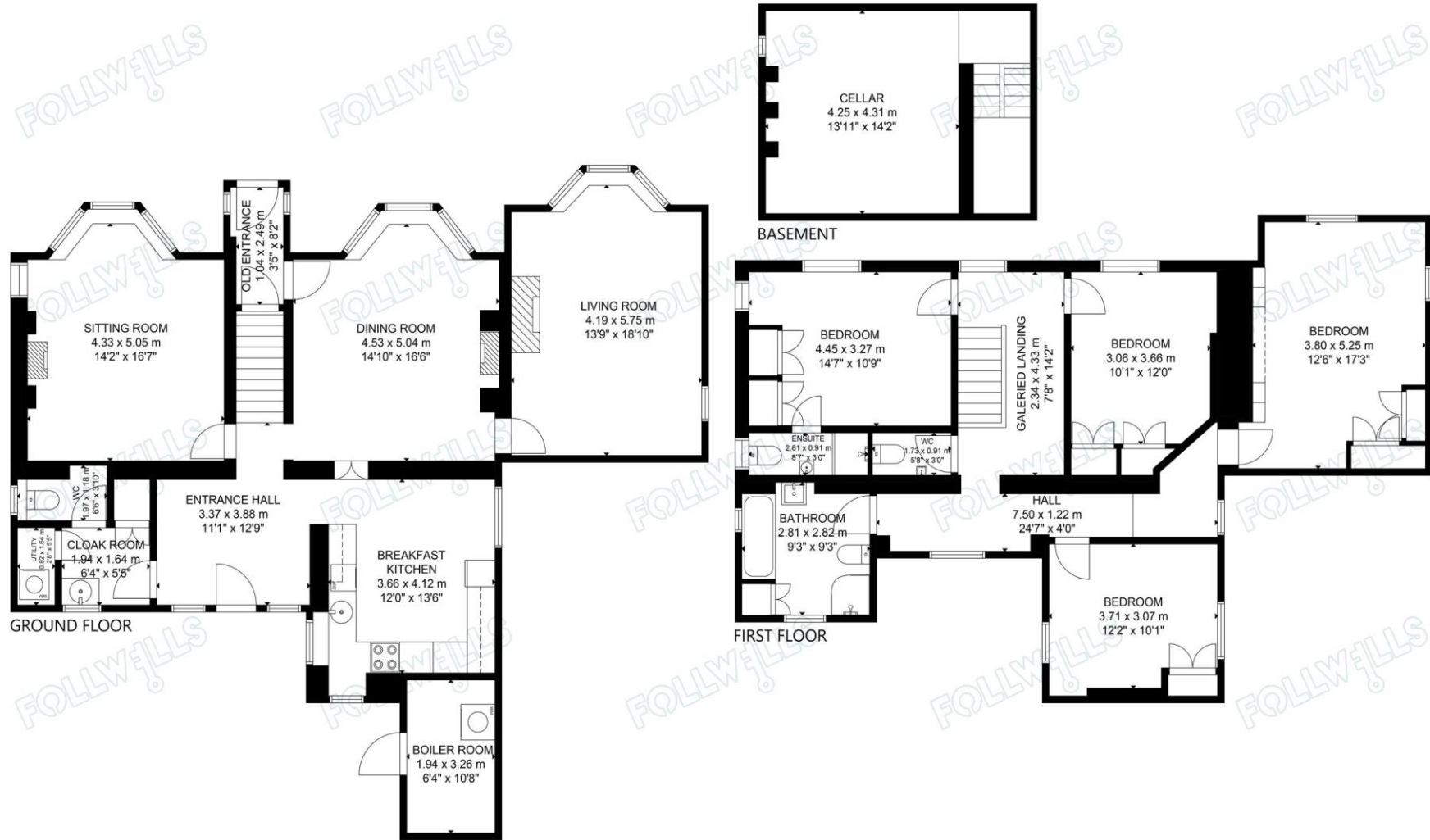
Mains water, drainage & electricity connected.

Oil fired Central Heating

Council Tax - G

EPC - E

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROSS INTERNAL AREA
 TOTAL: 237 m²/2,558 sq ft
 BASEMENT: 25 m²/270 sq ft, GROUND FLOOR: 113 m²/1,218 sq ft
 FIRST FLOOR: 99 m²/1,070 sq ft
 EXCLUDED AREA: BOILER ROOM: 6 m²/68 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

