

Church View Cottage , 1 Church Bank, Keele, Newcastle, Staffordshire, ST5 5AT

FOLLWELLS



- Stunning and Characterful Detached Residence
- Central Village Position
- Substantially Extended in 2006
- Planning Permission for Further Extension and Garage
- Retaining a Wealth of Character Features
- Large Garden Plot
- Open Plan Living Space Extending to Over 60 Square Metres
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Offers in Excess of

£550,000

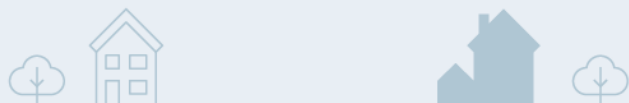


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This beautiful detached historical residence sits in the heart of the ever popular village of Keele, just a few miles from the market town of Newcastle.

Church View Cottage has undergone significant alterations over the last 20 years, with a substantial extension added in 2006 creating a spectacular open plan living space extending to approximately 60 square metres. At the heart of the living space is a chimney breast housing a double sided wood burning stove with sitting areas either side and a dining area with space for a large table and chairs, having glazed doors overlooking the garden along with a glass roof flooding the space with natural light. Two further reception rooms, a study and utility complete the ground floor accommodation.

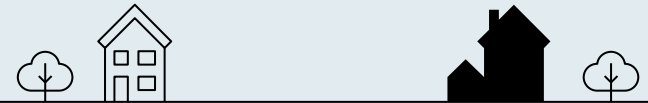
On the first floor there are currently four good sized bedrooms, with the extension having created an enormous master bedroom with Juliette balcony overlooking the garden and a spacious en suite. The other three bedrooms are served by the family bathroom.

Planning Permission has been granted for a two storey extension to the rear of the house which would enable reconfiguration of the first floor layout to provide five bedrooms with two bathrooms. The plans also include provision for a detached double garage.

Outside there is an extensive area of off road parking with vehicular access off Church Bank. The gardens sit primarily to the front and side of the house and are mainly laid to lawn, with a large paved seating area adjacent to the open plan living space.

Historically the property was two cottages owned by the Keele Estate, one believed to have been used for the Estate Gardner and the other for the Estate Chauffer. The property was transferred to the University in 1953 by Ralph Sneyd the younger. The extensions to the house have been carried out most sympathetically and in-keeping with the surroundings, with the property been situated within a conservation area.





The sale of this property presents an excellent development opportunity being a slightly unfinished project and having the room for further extension in line with the planning approval.

Please note we are advised by the vendor that a small section of the garden was previously owned by the church. This area of land has been used by Church View Cottage for over 20 years. The vendor is in correspondence with the church regarding a transfer of ownership of this land. Title plans showing the land currently in the ownership of Church View Cottage are available.



IMPORTANT INFORMATION

All Mains Connected

Central Heating

Freehold

Council Tax Band 'E'

EPC Rating 'C'

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.

