

Forge Cottage, Brampton Vale Gardens, The Brampton, Newcastle, Staffordshire, ST5 0UJ

FOLLWELLS



- Beautifully Converted Former Coach House
- Exclusive Position within the Brampton Conservation Area
- Unique Character and Features Throughout
- Impressive Ground Floor Receptions and Three Large Double Bedrooms
- Exposed Apex Roof Timbers to First Floor
- Parking and Large Garage
- Attractive Private Garden

3 

1 

2 

Offers in Excess of

£425,000

follwells.co.uk

email@follwells.co.uk

01782 615530





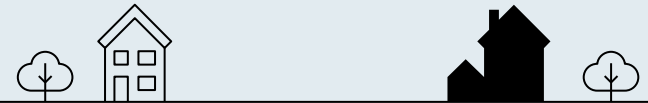
An individual detached residence being a former Coach House to the adjacent Manor House which was converted into a residential dwelling approximately 25 years ago. Forge Cottage forms part of a small exclusive development situated within The Brampton conservation area affording privacy and convenience for the town centre.

This unique dwelling offers extremely generous proportioned room sizes throughout which includes a centrally positioned feature dining hall and an equally spacious separate main living room with conservatory enjoying attractive views over the garden. The first floor features exposed roof trusses with a large landing area and three full size double bedrooms.

The property has a centrally positioned, partially glazed, front entrance porch and decorative glazed internal entrance door with further side panels open to the feature dining hall which has a turn balustrade staircase to the first floor and under-stairs storage/coats cupboard. A door to the right leads to the main living room with ceiling beam feature and a rustic brick inset fireplace with timber surround housing a coal effect gas stove. There is a large square bay window and a sliding patio door opens to a uPVC conservatory which has a tiled floor and enjoys attractive views over the garden with double patio door access. To the opposite side of the dining hall there a breakfast kitchen, which is fitted with a good range of oak base/wall units comprising of drawers, cupboards, display cabinets and shelving, with one and a half inset sink and worktops. There are various integrated appliances comprising double grill oven, four ring gas hob with corner extractor hood, integrated fridge freezer, washing machine and dishwasher. A window overlooks the front and a tiled floor continues through to the side entrance porch giving secondary front access from a further decorative glazed door. Internally this opens to a two piece cloakroom and a separate internal door leads to a large attached garage housing the central heating boiler, with twin opaque windows and main automatic roller door.

From the dining hall the staircase leads to a spacious landing area with exposed ceiling timber joists and skylight. All three bedrooms are of large double standard with further exposed timber ceiling joists/roof trusses and have window outlook to the front with a dual aspect outlook from the main bedroom. A separate four piece bathroom services the bedrooms and includes a bath and separate corner shower cubicle with further exposed ceiling beam and window to side aspect.





Externally the property is approached via a shared private lane with block paved parking in front of the garage and a small garden area with mature trees and shrubs. The main garden is situated to the opposite side of the property which is private being fence enclosed with paved patio, shaped lawn, well stocked plant/shrub borders and mature trees.

Agents Note 1: The large oak tree to the corner of the garden will be protected with a Tree Preservation Order.

Agents Note 2: We understand that the majority or part of the private road access is unadopted.

The property is offered for sale with no further upward chain.



IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

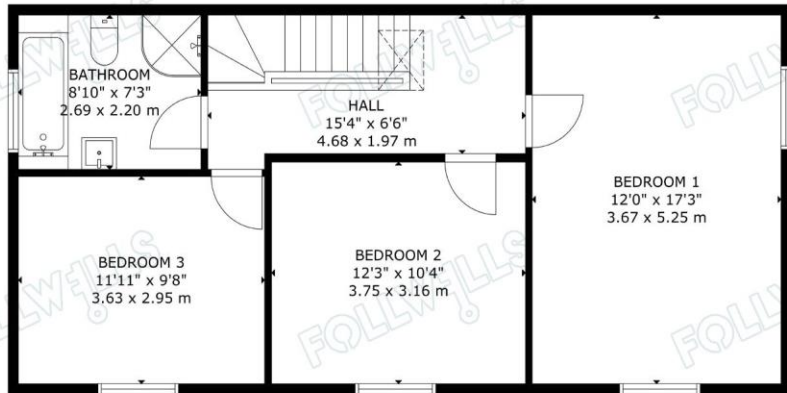
Glazing - Double Glazed Units in Hardwood Frames

Tenure - Freehold

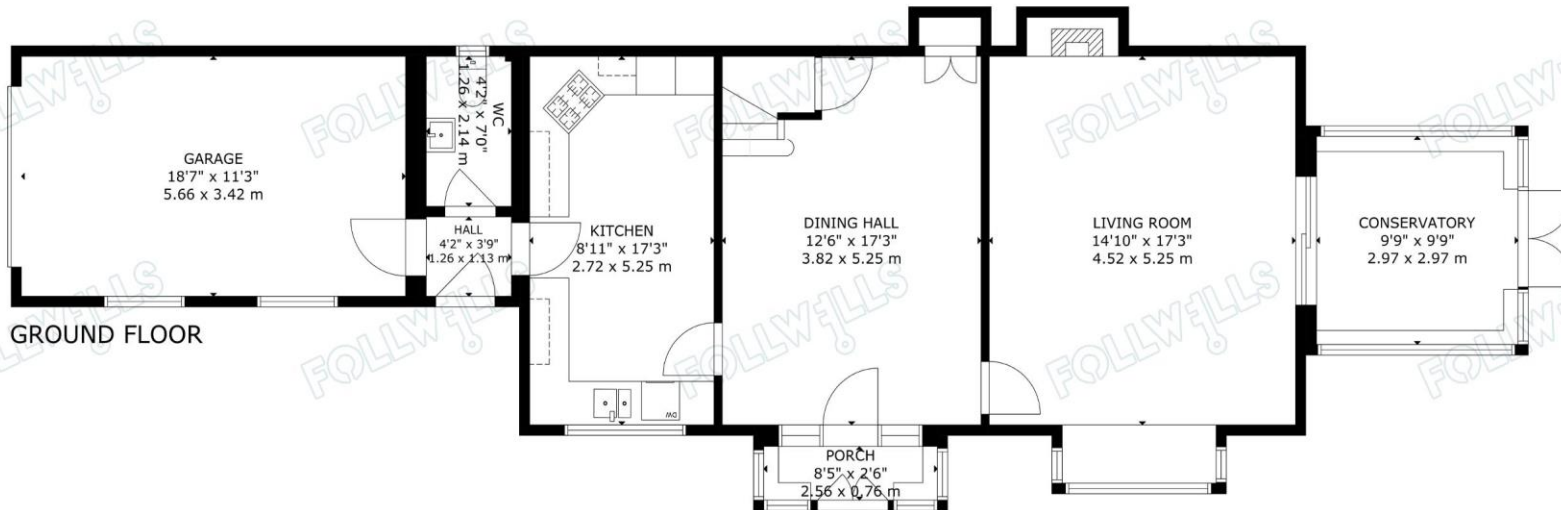
Council Tax Band 'F'

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.



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
 TOTAL: 127 m²/1,364 sq ft
 GROUND FLOOR: 68 m²/728 sq ft, FIRST FLOOR: 59 m²/636 sq ft
 EXCLUDED AREA: GARAGE: 19 m²/209 sq ft, PORCH: 2 m²/21 sq ft, CONSERVATORY: 9 m²/95 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY