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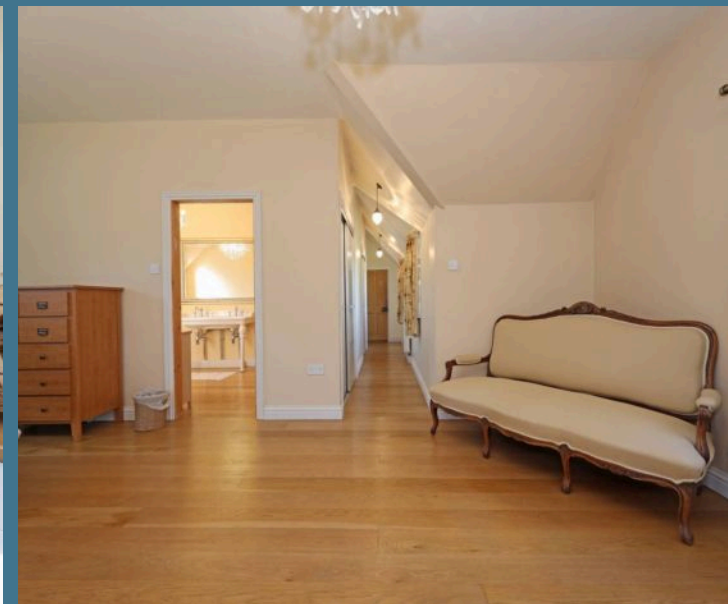
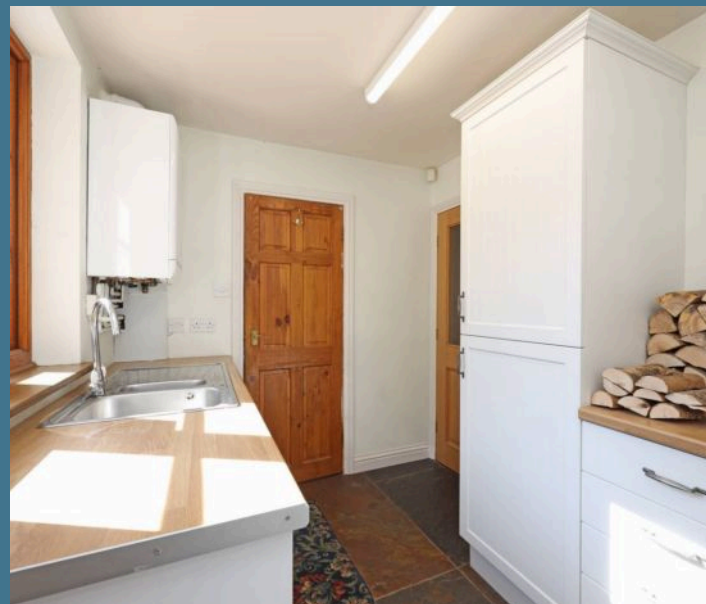
1 Church Bank, Keele - ST5 5AT
£535,000

- Stunning Character Detached Residence
- Sought After Village Location
- Substantially Extended in 2006
- Impressive Open Plan Living Space and Kitchen
- Imposing Master Bedroom
- Large Garden Plot
- Planning Permission for Double Garage and Rear Two Storey Porch

This beautiful detached historic residence sits within a generous corner plot and is centrally located within the conservation area of this much sought after village location and conveniently located within a short distance from Newcastle town.

Church View Cottage has undergone significant renovation in keeping with its age and style over the last twenty years with a substantial extension added in 2006 creating a spectacular open plan living space extending to approximately Sixty square metres with a further imposing master bedroom suite above with hardwood double glazing throughout.

The main entrance to the property is from Church Bank via the front hallway which has a return staircase to the first floor and a door leads to one of two original adjoining reception rooms which are currently used as a study and sitting room. Both have fully restored bay windows with secondary glazing overlooking the front aspect with ornate fireplace to the sitting room and a wood burning stove to the study.





From this reception there is access to a most impressive open plan family dining living space with riven slate floor running through with a double sided wood burning stove set within an open chimney breast. There is also feature glazing to one elevation incorporating two sets of French doors opening onto the garden patio along with a glass roof flooding the space with natural light. Additional windows are situated to the opposite elevation. The kitchen area is fitted with an extensive range of oak units having granite worktops and a feature range master cooker. There is further window outlook and additional patio door onto the garden area. From the kitchen there is a separate utility with rear door access and modern cloak suite. Additionally, off the main family living space there is a small study which completes the ground floor accommodation.

The first floor also has an extremely spacious feel with partial vaulted ceilings and four good sized family bedrooms with the extension creating an enormous master bedroom suite with oak flooring throughout. It is separately accessed from a long dressing area corridor fitted with twin set double wardrobes and leads to the master bedroom. This enjoys a Juliette balcony overlooking the gardens and equally spacious en-suite bathroom fitted with freestanding Victorian style cast iron roll top clawfoot freestanding bath, twin sink wash hand basin, high-level system W.C. and separate shower cubicle position. Equally, there is a large family bathroom servicing the remaining bedrooms which is also fitted out with a Victorian style suite comprising second free standing clawfoot bath, enclosed tiled shower cubicle, wash hand basin and high-level system W.C.

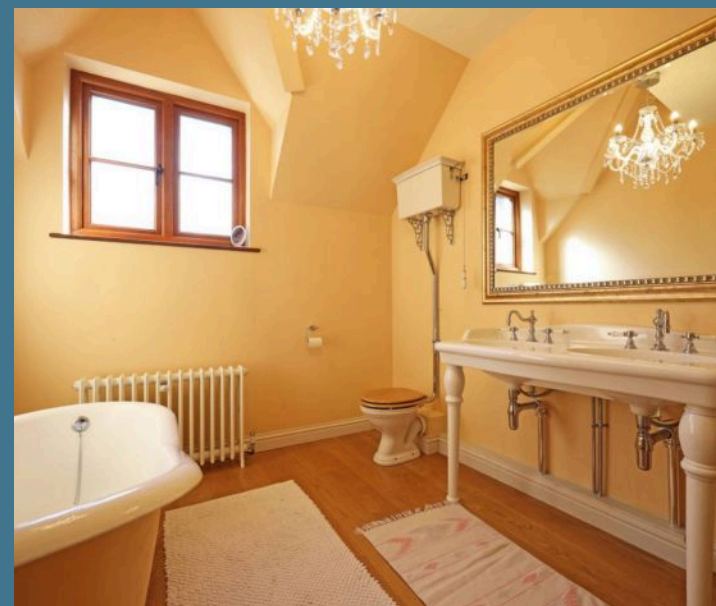
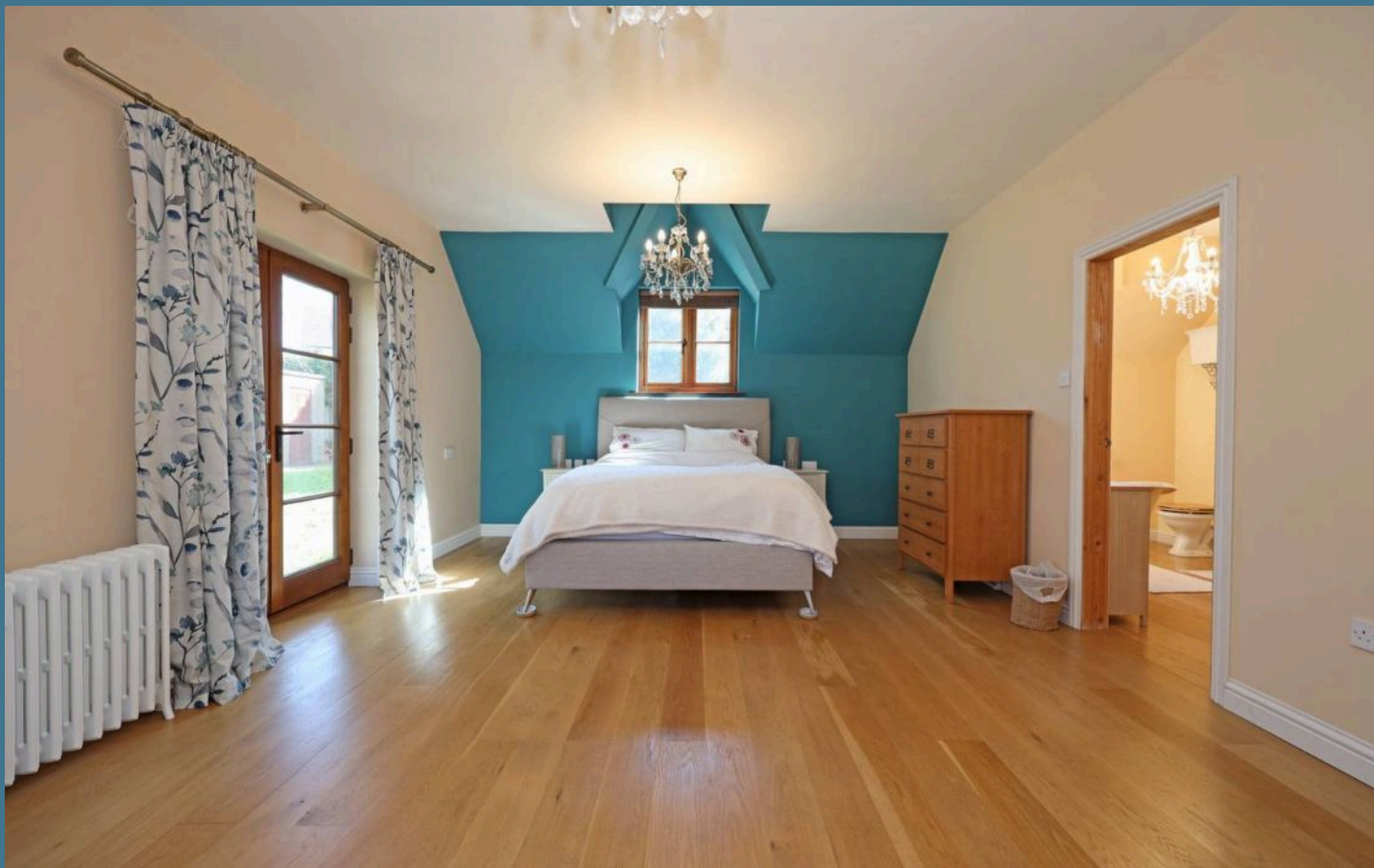


Planning permission has been granted for a two-storey extension to the side/rear of the property which will enable reconfiguration of both the kitchen/utility and first-floor layout. This opportunity would allow expansion of the kitchen by relocating the utility and provide five bedrooms with two bathrooms. The plans also include provisions for a detached double garage with upstairs studio space for gym/ home office etc.

Alternatively, five-bedroom accommodation could also be obtained within the existing room layouts by incorporating an en-suite bathroom in the enormous master bedroom.

Outside there is an extensive area of off-road parking with vehicle access from Church Bank, the gardens sit private to all sides of the house and are mainly laid to lawn with an attractive large, paved seating area adjacent to the open plan living space. Established hedge borders and mature tree screening provide privacy.

Please note: The sale of this property includes the land shown on the Land Registry Title Plans only. Copies of these are available upon request and sections of the plans are available in the images of this advert. There is a small piece of garden land which is owned by the neighbouring church. This has been used by the current and previous two owners of Church View Cottage for over 30 years without any objection but without any express right to do so. The current owner will not be applying for adverse possession of this land.





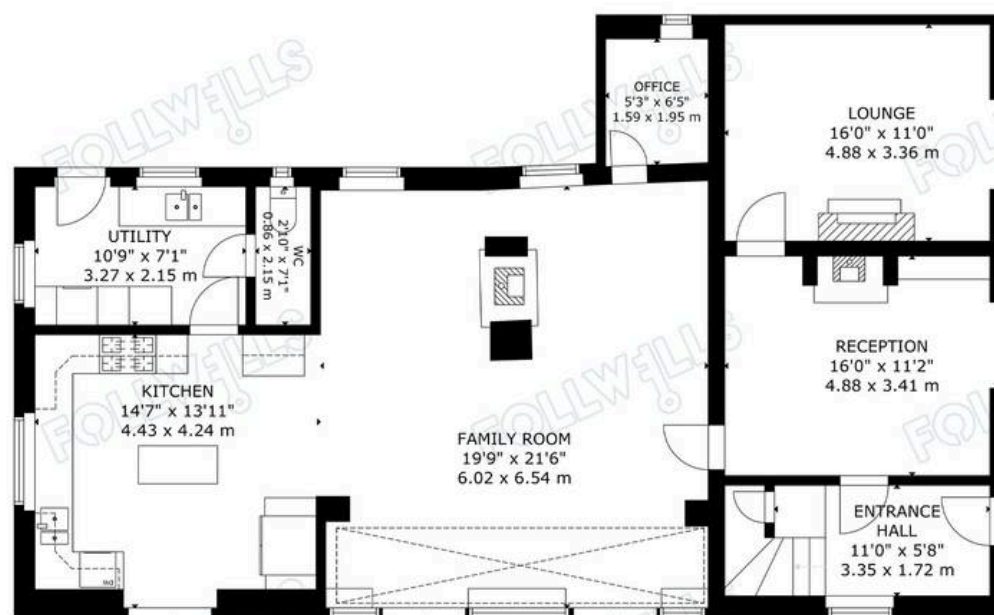
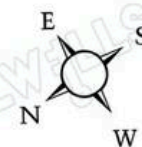
Council Tax band: E

Tenure: Freehold

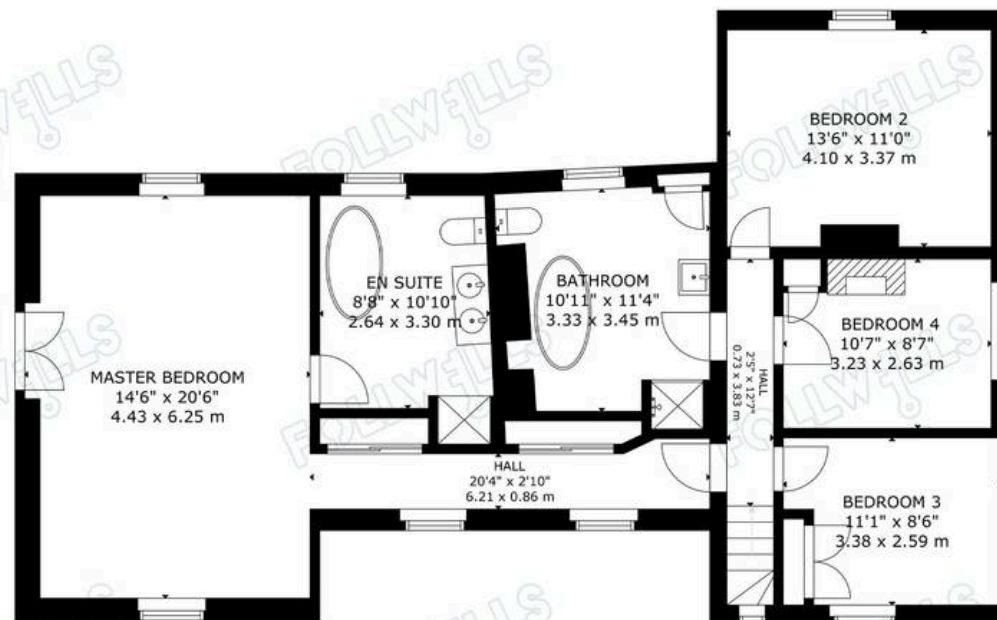
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





GROUND FLOOR



FIRST FLOOR