

Rose Cottage Farm

Winnothdale, Tean, Stoke-on-Trent, ST10 4HB

John 
German





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£895,000

Beautiful detached cottage with sympathetically extended and balanced family sized accommodation retaining a wealth of character. Occupying a stunning plot extending to approximately 5 acres in total, enjoying some fabulous far reaching views and privacy.

An extremely rare opportunity to purchase such an idyllic countryside cottage which has been extensively and sympathetically extended by the current owners over the past 35 years, retaining a wealth of features and quality workmanship. Providing balanced accommodation combining well proportioned ground floor living space with four double bedrooms, all enjoying fabulous outlooks over the surrounding fields and countryside.

Occupying a magnificent plot that extends to approximately 5 acres in total comprising paddocks, gardens, a small orchard and vegetable gardens, enjoying some stunning views of the surrounding countryside. Also benefitting from a good sized and useful block built detached outbuilding/garage.

Situated at the end of a no through road in a popular rural area yet providing easy access to the surrounding amenities found in the villages and towns of Tean, Cheadle and Uttoxeter. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Stoke on Trent and Derby.

A traditional enclosed porch with a feature timber door has a further composite part double glazed door opening to the hall which has the same feature quarry tiled floor as the porch, a useful built in cloaks cupboard and timber doors to the downstairs WC, fitted utility/boot room and the spacious ground floor accommodation.

The real hub of this home is the lovely living kitchen providing space for both dining and soft seating. There is a range of base and eye level units including glass front display cabinets, with granite worksurfaces and an inset sink unit set below one of the dual aspect windows enjoying fabulous views, a focal chimney breast with an inset oil fired aga stove, plus an integrated dishwasher and fridge freezer. Original features include the quarry tiled floor and a beamed ceiling.

The spacious inner hall has a front facing window providing light and feature staircase rising to the first floor, plus doors to the remaining ground floor accommodation.

The generously sized lounge has a feature herringbone wooden floor, dual aspect windows including French doors opening to the front facing patio and enjoying far reaching views, and a focal fireplace having a log burner set on a slate hearth. This room also has a feature beam ceiling.

The separate dining room also provides space for soft seating, a lovely wooden floor, double glazed sash windows to the side elevation and part glazed double French doors to the opposite side giving direct access to a further patio.

To the first floor, the pleasant landing has timber doors leading to the four double bedrooms, each enjoying fabulous far reaching views over the surrounding fields and countryside. The rear facing master has two double glazed sash windows and the benefit of a fitted en suite shower room having a white three piece suite incorporating double shower cubicle, plus a plain glass window overlooking fields.

Completing the delightful accommodation is the family bathroom, also having a plain glass window overlooking fields and a period style suite incorporating a freestanding ball and claw roll top bath.

Outside, the cottage is set to the rear of the plot enjoying wrap around gardens which are mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants, plus a small copse of trees and delightful seating areas enjoying a high degree of privacy, positioned to enjoy the sun throughout the day and evening.

The remaining land is divided into four interconnecting paddocks, predominantly enclosed by established hedges and fencing plus a further small orchard containing fruit bearing trees, vegetable and fruit gardens and space for chickens.

Shared vehicular access leads to a long private drive, further to a tarmac hardstanding providing ample parking for numerous vehicles, and to the extremely useful block built outbuilding divided into two sections, one being a workshop and the other garaging/general store.

Please note, the property and land are on two Land Registry Titles.

What3words: funny/stitch/toasters

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Septic tank drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.staffs Moorlands.gov.uk

Our Ref: JGA/20102023

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band E









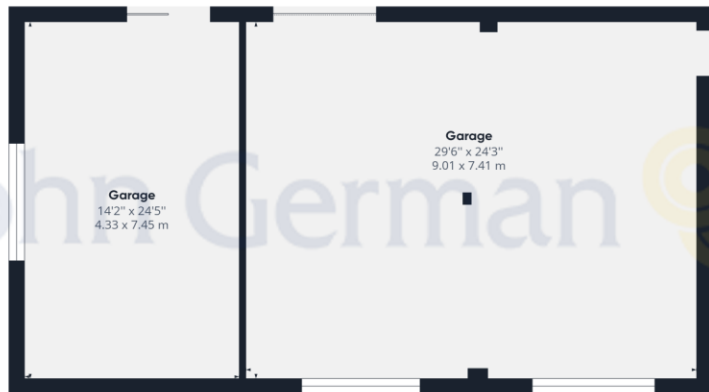




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3032.07 ft²

281.69 m²

Reduced headroom

82.09 ft²

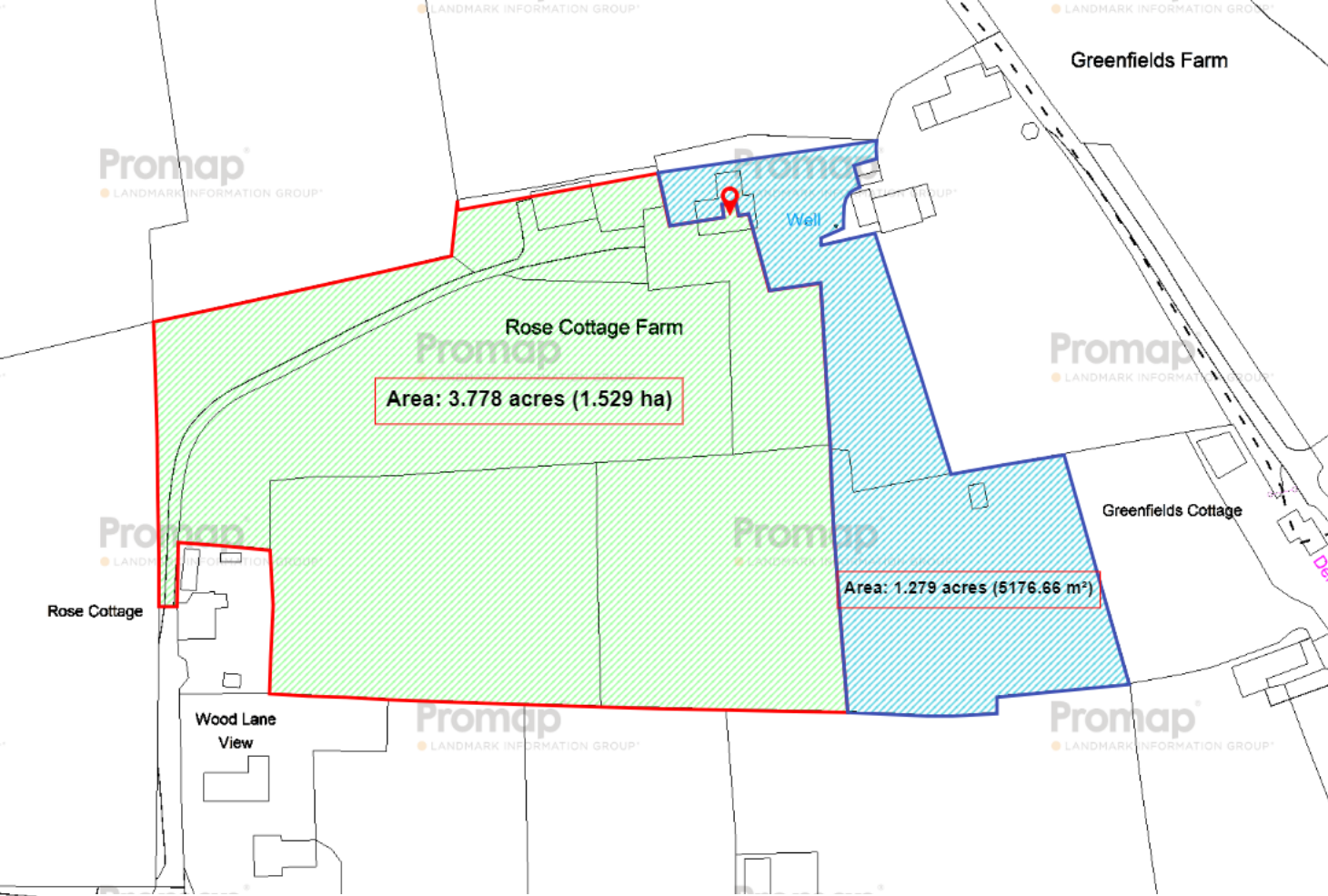
7.63 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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