

Holly Lane

Loxley Green, Uttoxeter, ST14 8QD

John German



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£750,000

Deceptively spacious extended character cottage providing versatile accommodation, set on a plot extending to approx. 4.22 acres in total incorporating gardens, outbuildings and two interconnecting paddocks.

Viewing and consideration of this rare opportunity is essential to appreciate both the character cottage residence and the fabulous outside space that is highly suitable for anyone looking to rear sheep or livestock, or equestrian potential. The total plot extends to approx. 4.22 acres, with the paddocks being approx. 3.86 acres.

The home has been sympathetically extended to offer versatile and balanced family sized accommodation incorporating three reception rooms and a dining kitchen, four bedrooms and three bath/shower rooms.

Situated on the rural outskirts of the sought after village of Kings tone with its range of amenities including the popular Shrewsbury Arms public house and restaurant, Talbot First School, village hall and church plus The Manor Golf Club. Uttoxeter with its wide range of facilities is only a short drive away, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure and a multi screen cinema.

Accommodation - An enclosed sun porch overlooks the delightful gardens with a door leading to the living/dining room providing a charming introduction to the original cottage having a beamed inglenook fireplace with a solid fuel Rayburn and a front facing window overlooking the garden.

The separate sitting room also overlooks the garden and has a focal fireplace. This room has previously been used as a bedroom due to a door into an adjacent fitted shower room that has a white suite incorporating a double shower cubicle and complemented tiled splash backs plus a window and part glazed door to outside - ideal if you want to freshen up after a hard days work outside!

A useful inner hall approached from the living/sitting room provides ample space for coats and boots, a laundry area and access to the lovely dining kitchen which has a vaulted beamed ceiling and triple aspect windows. There is a range of base and eye level units with fitted worktops and an inset sink unit set below one of the windows plus space for appliances.

Completing the ground floor is the spacious dual aspect lounge which includes access to the outside patio, having a focal exposed fireplace to one side with a log burner, beams, a useful under stairs cupboard and stairs rising to the first floor.

The first floor split landing has doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture, plus a fitted family bathroom which has a four piece suite incorporating both a panelled bath and a separate shower cubicle. The spacious triple aspect master bedroom benefits from an ensuite shower room.

Outside - To the front there is a lovely enclosed cottage garden which is predominantly laid to lawn having well stocked beds and borders containing a large variety of shrubs and plants, numerous flower beds plus fruit bearing trees and shrubs along with a fertile vegetable garden. A true gardeners paradise which has space for a shed and greenhouse plus a paved patio providing a fabulous seating and entertaining area enjoying a high degree of privacy.

To the side of the property and adjoining in part is a brick built shed which was originally a small milking parlour, in need of some attention but providing potential. Also positioned here is the excellent steel framed shed having both power and light, divided into a useful workshop/store which has a roller door plus a gated livestock shed - providing potential to stabling to be installed. To the rear is a concrete 'yard' which has gates leading to the paddocks and steel shed, plus two five bar gates leading to Holly Lane. On the roadside is a block paved hardstanding providing further parking.

The adjoining land extends to approx. 3.86 acres and is currently divided into two interconnected paddocks with independent road access and water troughs.

what3words: exactly.jee.p.exploring

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Solid fuel

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24062025

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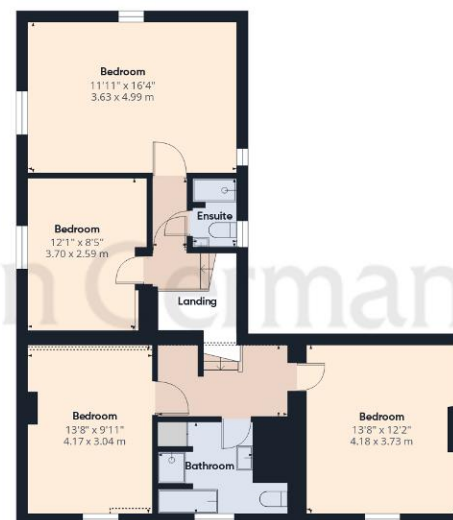


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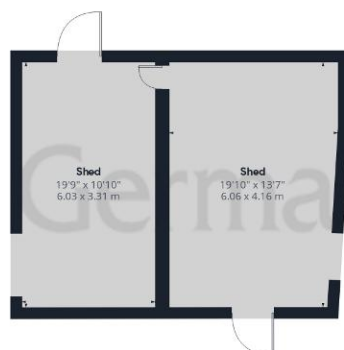




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

3752 ft²

348.5 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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