

# Holly Bank

Quixhill Lane, Prestwood, Uttoxeter, ST14 5DD

John German



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£775,000

Delightful character cottage providing versatile accommodation retaining a wealth of charm, occupying a fabulous plot extending to approx. 2.34 acre in total, enjoying breathtaking views to the front over the surrounding countryside.





A fantastic opportunity to purchase a lovely detached cottage immersed in character and features, providing an excellent amount of versatile ground floor accommodation, occupying a fabulous plot which extends to approximately 2.34 acre incorporating a paddock measuring approx. 1.89 acre. Enjoying a high degree of privacy and some magnificent far reaching panoramic views to the front over the surrounding countryside.

Occupying a slightly elevated position on the edge of the highly regarded and sought-after village, only approximately 1 mile from its amenities including the award winning Denstone Farm Shop, The Tavern public house and restaurant, All Saints First School, active village hall, tennis courts and bowling green and All Saints Church. The towns of Uttoxeter and Ashbourne with their wide range of amenities are only a short commute away, as is the world head quarters of JCB.

#### Accommodation

A traditional canopy porch with a timber entrance door opens to the welcoming hall, where stairs raise to the first floor and rustic doors open to the spacious ground floor accommodation.

The heart of this lovely home is the generously sized dining kitchen which extends to the depth of the cottage, with dual aspect windows and far reaching views to the front. The focal point is the electric Aga, also having an extensive range of base and eye level units with fitted worktops, an inset Belfast style sink set below one of the two rear facing windows, a fitted electric hob with an extractor over and electric oven under, plus an integrated dishwasher and fridge/freezer.

The principal well-proportioned dual aspect living room enjoys those far-reaching views, with a focal fireplace and a cast log burner with a timber beam mantel, plus French doors providing direct access outside. Part glazed double doors open to the study, providing a quiet workspace again with dual aspect windows.

On the opposite side of the hallway, is the formal dining room which overlooks the rear garden, having a useful understairs cupboard. A latch door leads to a comfortably sized sitting room which has a focal log burner set on a slabbed hearth, plus uPVC double glazed French doors and side windows opening to the outside entertaining space.

Completing the ground floor space is the fitted utility room, providing an ideal space to take off your coats and boots following time outside, having a range of units with worktops and an inset Belfast style sink unit, space for appliances and two windows enjoying the far-reaching view. A latch door opens to the fitted shower room, having a white suite incorporating a corner shower cubicle with an electric shower over.

To the first floor, the landing has windows overlooking the rear garden and the adjoining paddock, and latch doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed and all having built-in storage and the breathtaking views over the surroundings. In one of the end bedrooms, a door opens to a useful loft space, providing potential to expand the accommodation and provide a dressing room/ensuite if desired (subject to obtain the necessary planning permission/consents). Lastly, there is the fitted family bathroom, having a white period style suite incorporating a ball and claw bath with a period style mixer tap and shower attachment.

#### Outside

To the front of the cottage is a good sized garden laid mainly to lawn, with borders and gravelled beds, plus a secluded summerhouse and seating area, mature trees and topiary shrubs. To the rear there is a landscape rockery garden with a large variety of shrubs and plants, with the paved seating and entertaining area enjoying a high degree of privacy, and steps leading to the gate to the paddock.

A block paved driveway provides off road parking for multiple vehicles, extending to the side of the cottage where you will also find a useful part stone and block built shed, leading to a gravelled hardstanding and a further patio.

Two timber five bar gates open to the enclosed paddock measuring approximately 1.89 acre in total, ideal for hobby farming or ponies, with a small copse and the breathtaking views.

**What3words:** ///canines.spotted.hawks

**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.

The property is on three Land Registry Titles.

**Property construction:** Standard

**Parking:** Large driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Oil CH system

(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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA30122025

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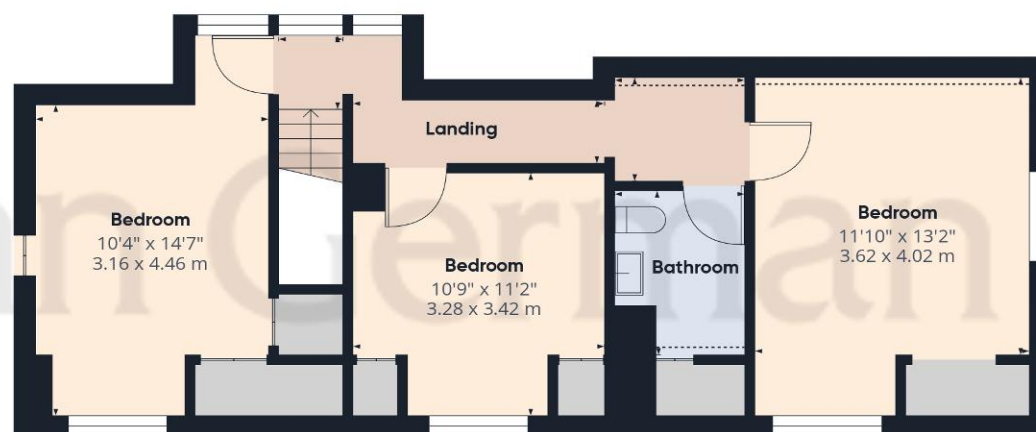








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1712 ft<sup>2</sup>

159.1 m<sup>2</sup>

**Reduced headroom**

23 ft<sup>2</sup>

2.1 m<sup>2</sup>

(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

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

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