

Gayton Mill Cottage

Gayton, Stafford, ST18 0HN

John 
German







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£575,000

A wonderful combination of a tastefully presented cottage, delightful plot with beautiful garden and a Gayton village location. It has an excellent range of outbuildings including a home office/studio, double garage with floor above, excellent workshop and a hen house and run.

Accommodation - An enclosed porch leads to a charming sitting room which has a brick fireplace housing a multi fuel burner, beamed ceiling and a wooden floor. A separate study has a wooden floor, beamed ceiling and French style door opening to the rear paved terrace. The spacious dining room has a tiled floor, brick fireplace housing a multi fuel burner, understairs cupboard and French style doors opening to the sun deck. A wide opening leads to the kitchen that has an attractive range of units with wooden work surface incorporating a circular stainless steel sink, a range style cooker with stainless steel splash plate and extractor canopy above. There is a beamed ceiling, tiled splash backs, tiled floor and French style double doors opening to the conservatory which enjoys lovely views of the garden. Off the kitchen is a utility room which has a further range of high and low level units, wooden work surfaces and a stainless steel sink and drainer. There is space and provision for domestic appliances, a recess ideal for a fridge/freezer and a tiled floor. Leading off is a cloakroom with a wash basin set into an integrated unit having a cupboard, WC, tiled floor and tiled splash backs.

On the first floor there are three double bedrooms, the main bedroom is dual aspect with a walk in wardrobe, bedroom two is also dual aspect having lovely views towards Sandon Estate and bedroom three has double built in wardrobes. The extremely attractive bathroom has a white suite comprising a freestanding bath, separate shower with conventional and waterfall heads plus body jets, a pedestal wash basin, WC, towel radiator, wooden floor, half height painted panelled walls, a built in cupboard and a recess area with shelving.

Outside - Directly from the cottage is a paved terrace and a feature deck leading off the dining area. This is surrounded by abundantly stocked raised planted beds with steps to the raised and mainly lawned garden which is surrounded by further mature planted beds and borders. There is also a chicken house and a chicken run plus a detached home office/studio which has power and lighting, enjoying views over the garden. In addition, there is an excellent separate workshop and a detached double garage which has steps leading to boarded roof space above having the benefit of a window. The property is approached via a shared private and unadopted drive.

Gayton is one of the most sought after villages within this area of Staffordshire surrounded by some beautiful countryside yet so convenient for commuters being within a less than a 5 minute drive from the A51 and A518 therefore providing excellent access to the county town of Stafford that has an intercity railway station and junctions 13 and 14 of the M6. To the east, the A518 links to the market town of Uttoxeter, and the A51 links the cathedral city of Lichfield and Stoke on Trent to the north.

Notes

- There are 2 registered Titles - SF428108 which refers to rights to the main house and land, SF686547 refers to legal easements. Copies of both are available upon request.
- Access to the property is shared with the neighbouring property and we believe the farmer has a right to access a field, this Title is not registered and we are unaware of the owner of the drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Traditional **Water supply:** Mains **Electricity supply:** Mains
Sewerage: Private drainage treatment plant **Heating:** Oil (LPG tank to the cooker)
Parking: Drive & double garage (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
 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: Stafford Borough Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12062024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

1950.14 ft²

181.17 m²

Reduced headroom

22.49 ft²

2.09 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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