



**The Toll House**, The Cross, Main Road, Hollington, ST10 4HH





Offered with no upward chain is The Toll House, a charming double fronted stone cottage set in the delightful village of Hollington, showcasing a wealth of beautifully retained character features deceptively spacious interiors including three double bedrooms and outside space including private gardens, a garage and parking. Believed to date back to the 1830s, this former toll house benefits from a recent refurbishment to include a refit to the kitchen and bathrooms, and landscaping to the garden, with characterful exposed brickwork and beams still highlighted throughout. The interior comprises briefly entrance hall, lounge with wood burner, dining kitchen, dining room, utility and bathroom to the ground floor, with three double bedrooms (one with en suite) accessed via two staircases. To the front is a secluded garden, and The Toll House also benefits from parking and a single garage. The Toll House is serviced by oil central heating and double glazed windows, and enjoys a most picturesque and tranquil setting which must be experienced to be fully appreciated.

The Toll House lies in the idyllic hamlet of Hollington, a desirable rural village popular for its peaceful surroundings and access to local commuter routes and amenities. Hollington is home to a village hall, church, two pubs and a thriving farming community, and many countryside walks and public footpaths can be reached from the doorstep, including to the ruins of the 12<sup>th</sup> Century Croxden Abbey and further afield. The JCB Academy, HQ and Golf & Country Club are a few minutes drive away, with further amenities being found in the nearby market towns of Uttoxeter and Ashbourne where there are an array of shops, pubs, restaurants and supermarkets. The property is ideally placed for access to the Peak District and Uttoxeter offers a leisure centre with a pool and gym. Commuter routes including the A50, A515 and M6 can be reached with ease giving swift access to Stoke on Trent, Derby (Rolls Royce) and Nottingham, as well as leading Midlands cities including Birmingham, Liverpool and Manchester which can be reached in around an hour. Rail travel is also available from Uttoxeter.

- Charming Semi Detached Cottage
- Offered with No Upward Chain
- Beautifully Refurbished Interiors
- Two Reception Rooms
- Refitted Dining Kitchen
- Entrance Hall & Utility
- Three Double Bedrooms
- Refitted Bathroom & En Suite
- Landscaped Gardens
- Single Garage & Parking
- Tranquil Village Setting
- Well Placed for A50, JCB & Rolls Royce

The front door opens into an **Entrance Hall** having flagstone flooring, and a stripped pine panelled door leads into:

**Sitting Room** 4.3 x 4.06m (approx. 14'1" x 13'3")  
A spacious reception room having window to the front aspect, exposed beams, bespoke shelving and traditional panelling. A stunning brickwork fireplace houses a wood burning stove

**Dining Kitchen** 3.99 x 2.64m (approx. 13'1" x 8'7")  
The kitchen comprises a range of refitted units with solid oak worksurfaces over, housing an inset ceramic sink with side drainer, space for a range cooker (existing appliance as separate negotiation), an integrated dishwasher and integrated fridge freezer. there is a window to the front aspect, the kitchen has flagstone flooring, and there is space for a dining table and chairs. Stairs rise to the first floor landing

A door from the sitting room leads into the **Inner Hall**, where character doors open into:

**Dining Room** 2.8 x 2.8m (approx. 9'2" x 9'2")  
A versatile second reception room, having double doors out to the garden and tiled flooring

**Utility** 2.2 x 2.1m (approx. 7'2" x 6'10")  
A useful room having base units housing an inset sink and spaces for a washing machine and tumble dryer, with windows to two sides. The oil boiler is housed in here







Stairs rise from the kitchen up to the **Landing**, where doors open into:

**Master Bedroom** 4.1 x 3.99m (approx. 13'5 x 13'1)  
A spacious principal bedroom having window to the front aspect and private use of:

**En Suite** 1.78 x 1.5m (approx. 5'9 x 4'10)  
Comprising a traditionally styled suite having fitted wash basin, WC and double shower, with half height

wall panelling and tiling to the shower cubicles

**Bedroom Two** 3.23 x 2.63m (approx. 10'7 x 8'7)  
Another generous double room having window to the front and steps rising to a bespoke fitted wardrobe

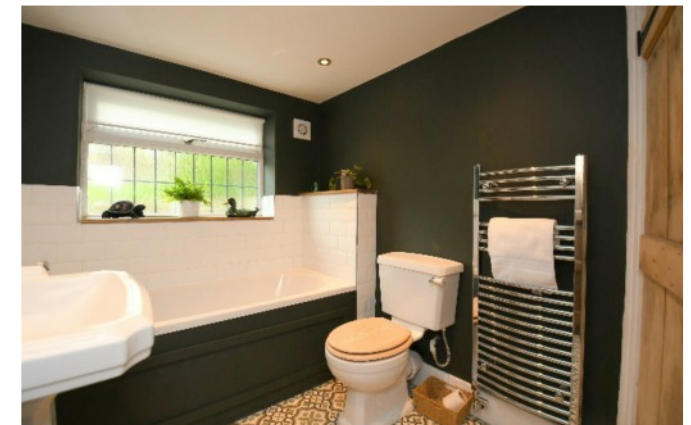
A separate staircase next to the **Ground Floor Bathroom** gives access to:



**Bedroom Three** 4.29 x 3.18m (approx. 14'0 x 10'5)  
A third spacious double room, having windows to two sides and exposed ceiling beams

**Ground Floor Bathroom** 2.22 x 1.89m (approx. 7'3 x 6'2)  
Fitted with pedestal wash basin, WC and bathtub, with tiled flooring, an obscured window and a chrome heated towel rail. A door opens to a useful fitted cupboard

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		







### Outside

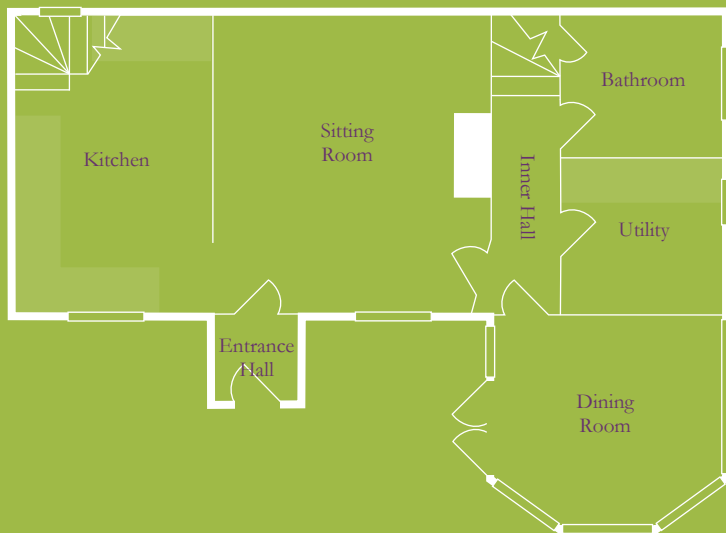
The Toll House lies in the heart of the tranquil village of Hollington, having off road parking to the fore of the **Single Garage** 5.46 x 2.47m (approx. 17'9 x 8'1). Gated access opens into the gardens where a paved pathway leads to the front door

### Gardens

Charming and secluded gardens are set to the front of the cottage, having shaped lawns edged with neatly tended borders. There is exterior lighting and a water point, and the oil tank is housed to one side



Ground Floor



First Floor



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.