

Church Lane, Uttoxeter, ST14 8LJ  
Offers Around £425,000





**\*\* EXCEPTIONAL RENOVATION \*\* CAPTIVATING  
VIEWS OF RURAL LANDSCAPE \*\* NO CHAIN \*\*  
FAMILY HOME \*\***

Prepare to be impressed by this remarkable character cottage, which has undergone a comprehensive renovation, resulting in a truly exceptional family home. The current owners have restored this character cottage showcasing incredible attention to detail and exquisite taste. Every corner of this property exudes charm and character, from the timeless latched doors to the tastefully chosen original furnishings.

Not only does this cottage boast an impeccable interior, but it also offers breathtaking views over the surrounding agricultural landscapes. The far-reaching plot provides a tranquil haven to unwind and appreciate the beauty of the countryside. To add to the appeal, the property is available with no upward chain, ensuring a seamless transition for the new owners.

Viewings for this property are strictly by appointment only.

## Rear Porch

With a double glazed arch rear entry door leading into, central heating radiator, a UPVC double glazed window to the side elevation, timber stable door leads to:

## Kitchen

With 2x UPVC double glazed windows to the front and rear elevations, original exposed beam work and trusses throughout, the kitchen features a range of matching base level storage cupboards with block drop edge preparation work surfaces with complimentary tiling surrounding, integrated appliances include oven/grill, four ring induction, hob, stainless steel, extractor hood, ceramic sink and drainer with mixer tap, original Rayburn stove with exposed brick backing, mantle and hearth, central heating radiator, wall lighting, opening leading to:

## Dining Room

With dual aspect views to front and rear elevations with 2x UPVC double glazed units, double glazed front entry door, leading into, original Inglenook brickwork with timber mantle and exposed beam work and trusses, staircase rising to the first floor landing, internal door entry leads to:

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, the focal point of the room being the feature fireplace with gas supply if required, CAT-6 ethernet ports, exposed beam work to ceiling, feature wall lighting, internal door entry leads to:



## Utility Room

With two windows side elevation with 2x UPVC double glazed units, double glazed rear entry door, a range of base level storage cupboards with built-in washing machine, dryer, tiled splashback, BAXI central heating boiler, access into loft, central heating radiator, internal door entry leads to:







### Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low-level WC, with continental flush, floating wash basin with mixer tap, consumer unit, extractor fan.

### Landing

Featuring wonderfully restored original timber features to wall coverings, a UPVC double glazed window to the rear elevation, central heating radiator, spot lighting to ceiling, smoke alarm, access into loft space via loft hatch, internal panel door entries lead to:

### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, sliding roller doors lead to a useful under stairs wardrobe, housing the hot water pressurised Megaflow system

### Bedroom Three

With dual aspect views to both front and rear elevations with 2x UPVC double glazed units, central heating radiator and CAT-6 ethernet ports

### Bedroom Four

With a UPVC double glazed window to the front elevation, central heating, radiator and CAT-6 ethernet ports

### Bathroom

With 3x UPVC double glazed Velux windows to ceiling, a UPVC double glazed unit to the side elevation, smoke alarm, two central heating radiators, CAT-6 ethernet ports, original exposed timber framework to ceiling, bespoke glass panelled balustrade, internal door leads to:

### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, floating wash hand basin with mixer tap, shower cubicle with complementary tiling to floor and wall coverings, waterfall showerhead, extractor fan, exposed to ceiling, spot lighting to ceiling.

### Outside

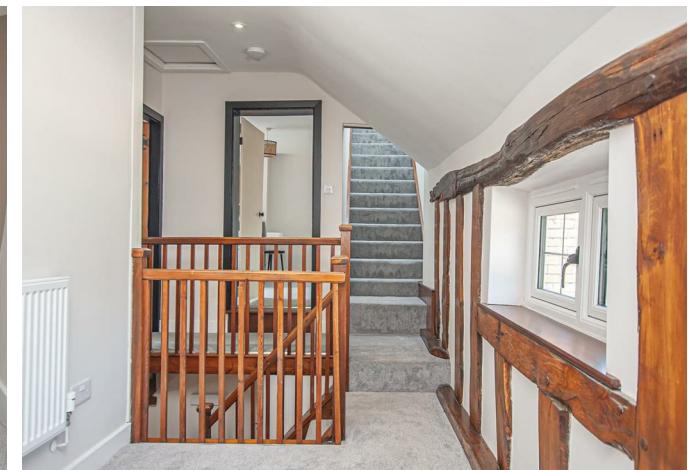
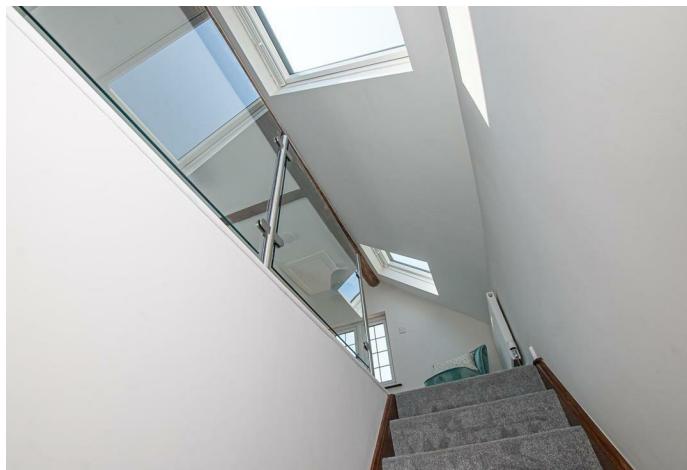
Situated to the rear of the property are landscaped gardens with an entertaining paved patio area. A dividing post and rail fence separates the boundary, with steps leading to a raised laid to lawn garden. The wonderful garden overlooks stunning agricultural views over open aspects, providing peace and tranquility to the discerning buyer.

















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

155.93 m<sup>2</sup>

1678.41 ft<sup>2</sup>

Reduced headroom

2.53 m<sup>2</sup>

27.23 ft<sup>2</sup>



**Floor 2**

(1) Excluding balconies and terraces

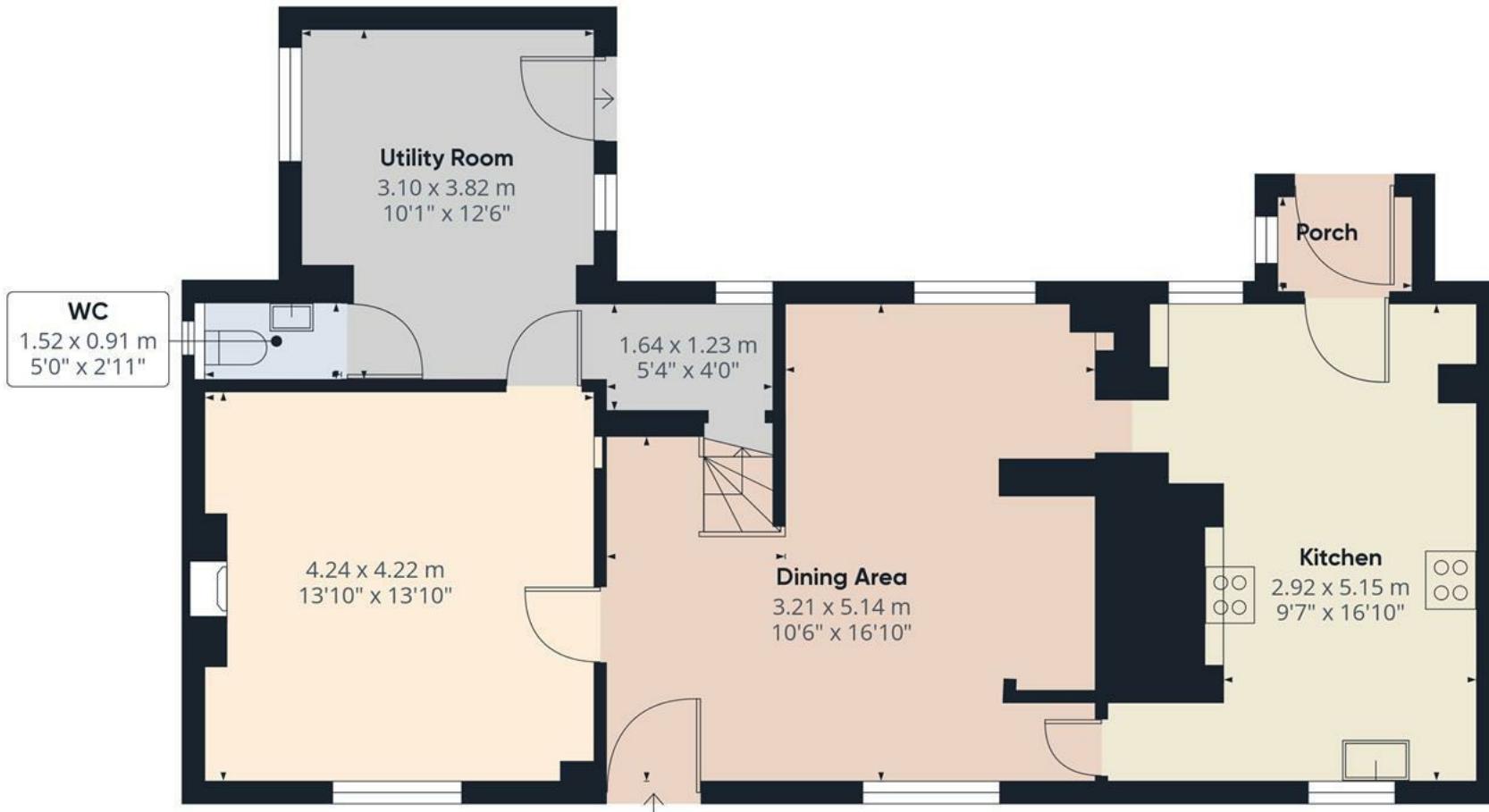
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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

75.39 m<sup>2</sup>  
811.48 ft<sup>2</sup>

Reduced headroom  
0.02 m<sup>2</sup>  
0.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

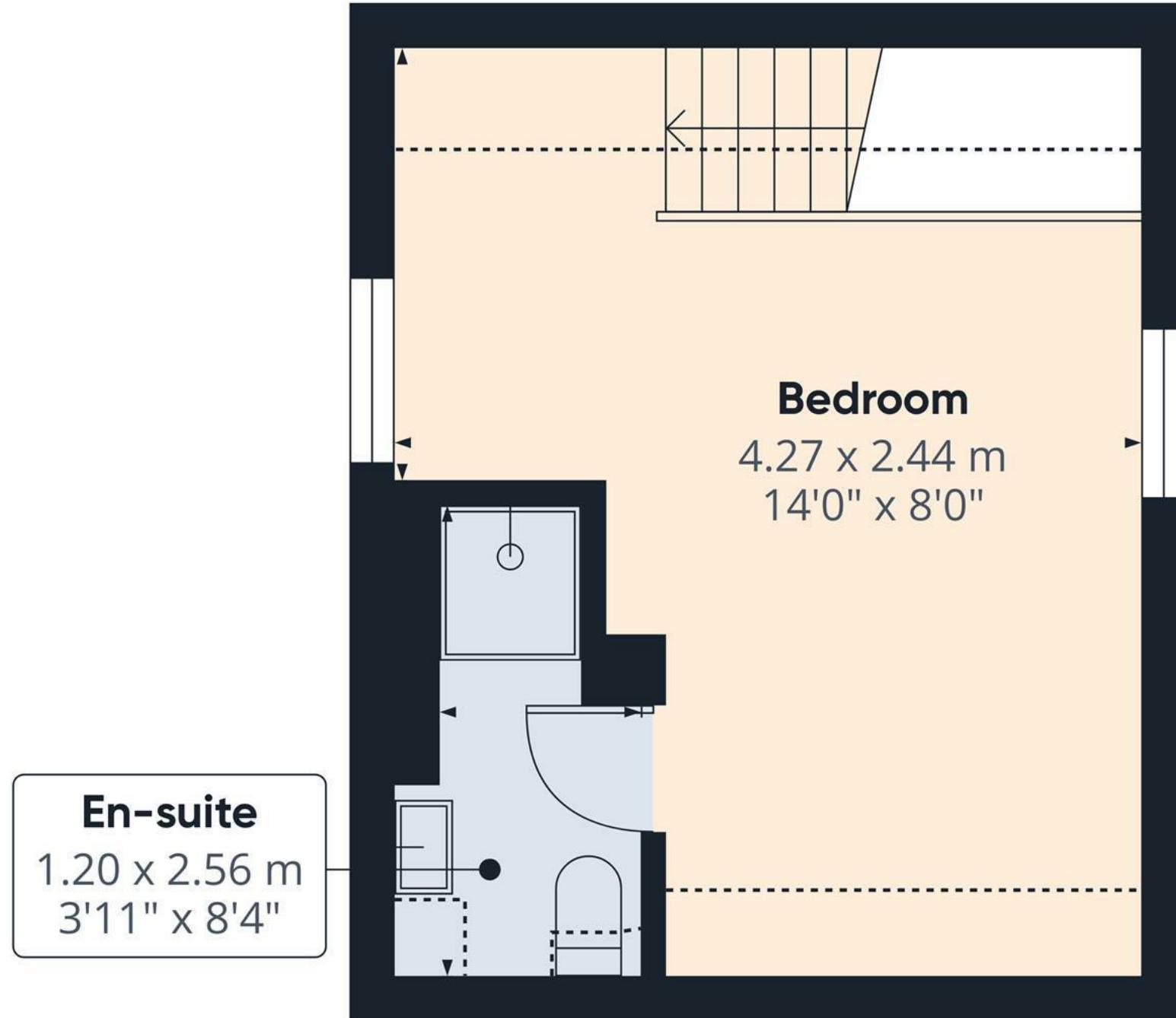
61.15 m<sup>2</sup>  
658.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 2

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

19.39 m<sup>2</sup>

208.71 ft<sup>2</sup>

Reduced headroom

2.51 m<sup>2</sup>

26.98 ft<sup>2</sup>

(1) Excluding balconies and terraces

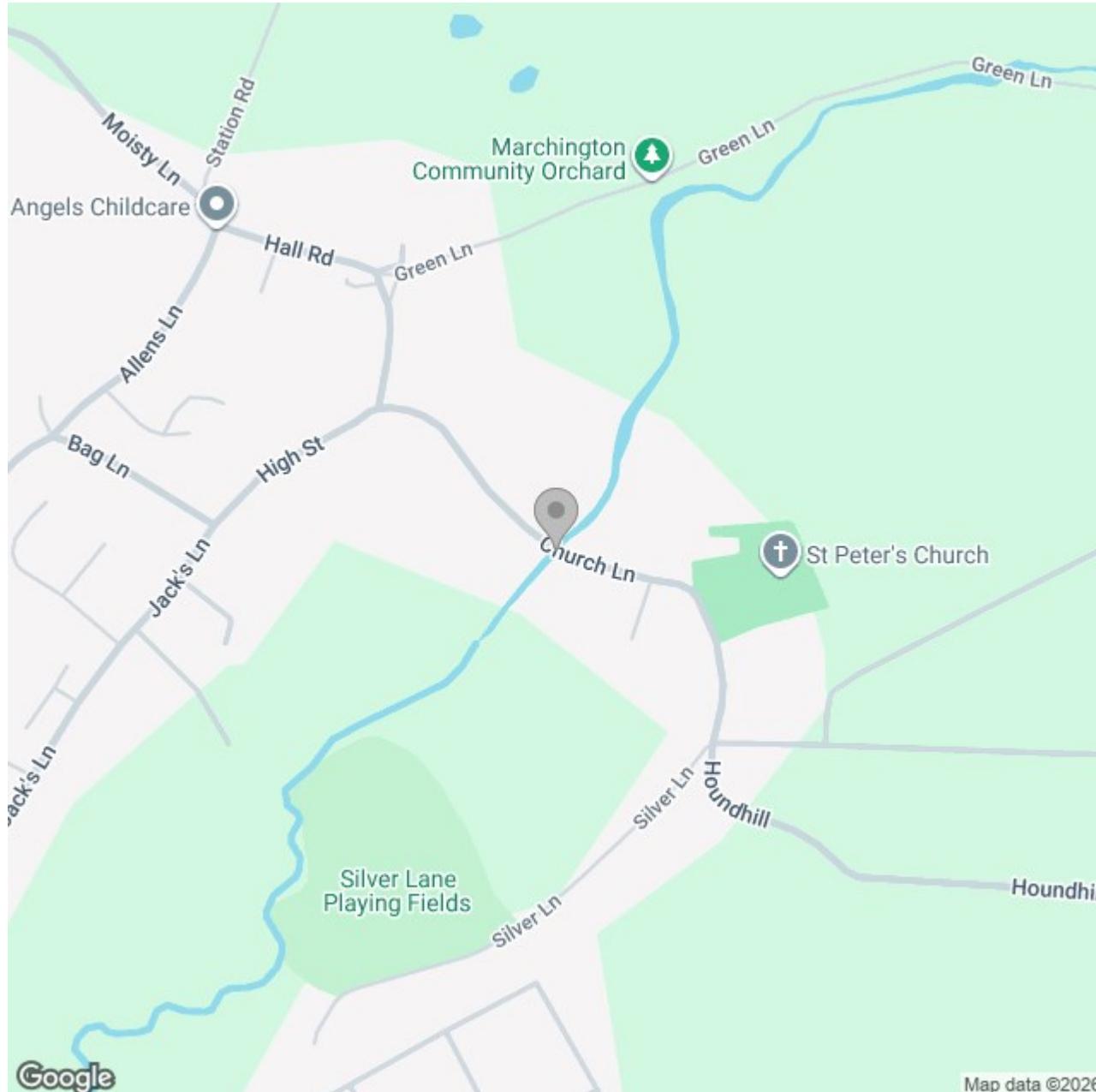
Reduced headroom

..... Below 1.5 m/5 ft

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	