



Pool Cottage Stafford Road  
Stafford



# Pool Cottage Stafford Road

Stafford

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3.53  
acre(s)

A rare opportunity to purchase a 3 bedroom detached character cottage set within approximately 3.53 acres (1.43 ha) which boasts a large private pool, adjoining paddock, together with a private canal frontage including a mooring. The property boasts close proximity to larger link roads including the A518, A51, M6 and is only 10 miles from the A50 at Uttoxeter.

## Guide Price

£500,000



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### Location

Pool Cottage is situated within the village of Weston, Staffordshire being only 5 miles from the County town of Stafford. The property sits adjacent to the Trent and Mersey canal and canal bridge on the A518, and includes Weston Pool, which gives the property its name. The village of Weston has a traditional village green, two public houses and a village hall. The cottage has an exceptional setting overlooking its pool towards the church. The property and pool sit within the canal conservation area.

### Directions

From the centre of Stafford, take the A518, Weston Road towards Uttoxeter, for 2.5 miles. Upon entering the village of Weston on the A518, after you've passed Weston Hall and proceeded over the river bridge, the Saracens Head Public House can be seen on the right. Pool Cottage is on the left immediately after the canal bridge, accessed over the dropped kerb. The property can be identified by a Bagshaws For Sale Board.

### What.3.Words

resonates.grows.leaps

### Description

A rare opportunity to purchase a three bedroom detached cottage, in a plot extending in all to 3.53 acres (1.43 ha). The property has a detached double garage with connected storage space. To the rear is a lawned garden with canal frontage, paved patio to the pool; and a paddock at the rear. The property benefits from a new boiler, installed in 2018 and further upgrades to the windows and roof which took place in 2019.

### Entrance Hallway 6'9" (max) x 12'3"

The front door leads into a spacious entrance Hallway which offers a fitted cloaks cupboard, tiled floor, corner fireplace with a brick surround and radiator. The hallway has a walkway through to the living room and stairs to first floor, and doors through to the Kitchen.

### Kitchen 12'0" (max) x 16'10"

With exposed beams to the ceiling, low level fitted cabinets, a quarry tiled floor and three large windows overlooking the pool and driveway. A small alcove in the corner of the kitchen houses the boiler and the kitchen has a doorway leading onto the driveway.

### Living Room 16'8" (max) x 20'7" (max)

The living room is spacious and light and a large picture window overlooks Weston Pool, showing off the attractive view. The imposing fireplace sits within an alcove and has a brick surround and mantle with a further two windows. The living room has a tiled floor, exposed beams and a fourth window overlooking the garage/ driveway.

### Wide corner stairs to the First Floor

### Landing

A landing leads to three first floor bedrooms and bathroom, with a window at the top of the stairs overlooking the front drive.

A built-in side cupboard offers further useful storage.

### Bedroom 1 12'4" (max) x 12'8"

A large double room, with a built in cupboard, small fireplace, radiator to side and window overlooking the drive.

### Bedroom 2 8'4" (max) x 16'10" (max)

A double room, being part under eaves, with a radiator to the side and window overlooking the canal.

### Bedroom 3 7'11" x 12'5"

A single/ small double room, with a radiator to side and window overlooking the garden and pool.

### Bathroom 6'9" (max) x 7'11"

With a white suite, panelled bath with shower over, part tiled walls, a window and linoleum floor. The bathroom has an airing cupboard

## Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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