



Stable Cottage Eaves Lane  
Cheadle

# Stable Cottage Eaves Lane

Cheadle

ST10 1RB



3



2



1



0.54  
acre(s)

A delightful property in an accessible location offering an elevated and private position, comprising a detached three bedroom cottage with good-sized accommodation for family living, a double garage offering conversion potential (subject to planning consent), and adjoining gardens offering a spacious plot. There is the option to acquire an adjoining grass paddock, measuring approximately

## Offers Over

### £595,000



Bakewell - 01629 812777



bakewell@bagshaws.com

### Stable Cottage

#### Location

Stable Cottage is situated in a private, elevated position with views across the town of Cheadle and countryside beyond. The property boasts an accessible location, being just 1.4 miles into the centre of the historic market town, and being in easy reach of nearby towns and cities which have good transport links. The town of Cheadle offers a wide range of facilities including high street shops, doctor's surgeries, public houses, primary and secondary schools and supermarkets.

Nearby towns and cities include Leek to the north (11.9 miles), Uttoxeter to the south (9.3 miles), Ashbourne to the East (13.9 miles) and Stoke-on-Trent to the west (11.9 miles). Transport links are excellent with a number of international airports within an hours travelling time, whilst the A50 (M1—M6 link) is 15 minutes away and a number of railway stations within similar travelling time.

#### Description

The sale of Stable Cottage offers a fantastic opportunity to acquire a family home, smallholding or equestrian property, located on the fringe of a popular bustling town. The property offers a detached three bedroom cottage with spacious interior, gardens and patio areas, a substantial double garage with much potential for conversion (subject to planning consent), and surrounding yard areas. The property is private, with a rural outlook, yet remains nearby to a wide range of amenities, and would suit those seeking the 'country lifestyle' with the convenience of the town nearby. There is much opportunity at Stable Cottage to adapt to a purchasers preference, and suits those seeking the amenity aspects of life, as well as presenting business opportunity and/or ancillary accommodation to the cottage.

There is the option to purchase an adjoining parcel of land, measuring approx. 2.83 acres, appealing to those with equestrian and smallholder interests.

#### Directions

From the centre of Cheadle, head south on the A522 Tean Road, heading out of town. With the Master Potter pub on the right hand side, take the second left onto Eaves Lane. Follow Eaves Lane for approximately 0.3 miles before turning right up a lane, with wooden fencing on your right hand side and houses to your left. The lane merges into a driveway, of which Stable Cottage has a right of way along. Follow the driveway up, past the equestrian centre on the right hand side, and take the first right after this. The property will be indicated by our 'For Sale' board.

What /// Words: grinders. shipped.urban

#### Accommodation

Stable Cottage provides pleasant accommodation for family living, and far reaching views across the town of Cheadle and beyond. Entering from the front of the house, a porchway greets and opens into an open-plan living diner with an eye-catching brick fireplace to one corner. The living room gives dual aspect views with a bay window overlooking the front, and external patio doors to the side giving entrance to the garden. Through to the kitchen, a generously-sized room offers modern fitted units, triple aspect views, and an external door to the side of the property. The hallway lies to the rear of the cottage and hosts the staircase to the first floor and entrance to a wet room with a shower, w/c, basin and storage cupboards.

Rising from the hallway, the first floor presents three good-sized, double bedrooms each with views across the surrounding landscape, and velux roof windows creating bright spaces. A family bathroom also locates on the first floor, housing a shower, bath, w/c, basin and storage cupboards.

The cottage offers scope to extend, subject to the necessary consents, should a purchaser wish to do so.

#### Gardens

The cottage boasts private lawned gardens to the side, with patio areas to the front, side and rear offering much space for outside dining and entertaining. The garden offers elevated mature shrubbery around the perimeter, and much space for the 'green fingered' purchaser to relish. A spacious driveway wraps around the cottage providing ample parking for multiple vehicles.

#### Garage

A single storey, block built double garage located adjacent to the cottage. The garage currently offers storage space and a workshop, internally divided into two rooms with an up-and-over door, and a converted loft space. The garage is spacious, and boasts huge potential for conversion into residential accommodation or annex to the main cottage with a log burner already in situ, subject to the necessary planning consents. This could present business opportunity, or the chance to house multi-generational families.

#### Yard

A hardstanding yard area locates to the right of the driveway before the cottage is reached. This area creates much potential for stabling and/or other outbuildings (subject to planning) with electricity already in place. This area also arises business potential such as camping, with a timber hut in place providing an eco friendly shower, w/c, and a separate cess pit, all of which are yet to be used and are newly installed.

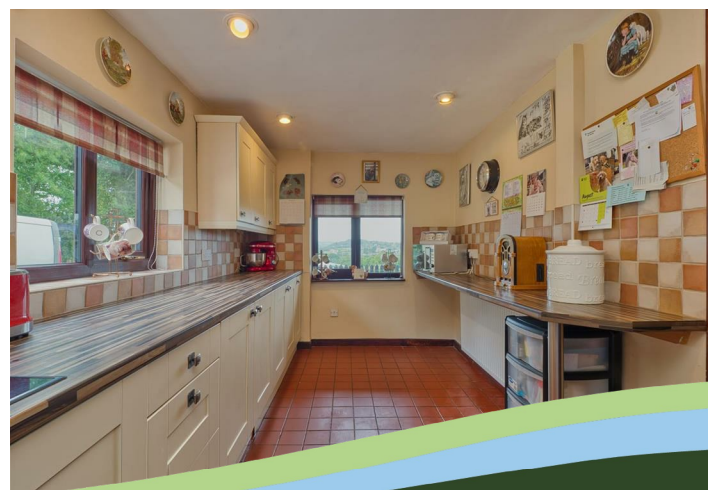
#### Additional Land:

The land extends to approximately 2.83 acres (1.15 hectares), (shaded blue in the plan) and all locates to the rear of the cottage in one paddock. The land has gated access off the driveway, and provides good grazing for all livestock and/or horses, with post and rail boundaries, and benefits from mains water with automatic water feeders installed. The land presents great opportunity for those with equestrian or smallholding interests, with a manageable acreage on offer, and will not be sold prior to the cottage - £55,000

For those with equestrian pursuits, Cheadle Equestrian centre locates adjacent providing state of the art facilities on the doorstep for hire (subject to consent).

## 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.



#### Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkrige	01785 716600
Uttoxeter	01889 562811

The Agricultural Business Centre Agricultural Way, Bakewell,  
Derbyshire, DE45 1AH

T: 01629 812777

E: bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

