



Offers Over £500,000

🔑 TENURE: Freehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: E

Ranton Stafford

Butt Lane Ranton
Stafford Staffordshire



If you are looking for something with character with huge room proportions, then I am sure by now that you have realised that such a property is hard to find. However, your fortunes are about to change!

This superb cottage sits on a quiet lane on the outskirts of the village of Ranton, coming incredibly presented and with an abundance of character features. The spacious accommodation includes a generous hallway providing access to the ground floor receptions rooms, a large family lounge, a living room, a modern kitchen/breakfast room with large island, laundry, ground floor master bedroom and ensuite, modern bathroom all on the ground floor. Whilst upstairs you will find a re-fitted shower room and four excellently sized double bedrooms. The exterior of this home is a real delight too as it provides parking for multiple vehicles with a detached large garage and a stunning landscaped garden along with a superb sun terrace with great rural views that will provide a perfect place for the whole family to enjoy those long summers days/evenings. This home will be popular so call us today to book your viewing.

- Large Rural Cottage
- High Quality Finish Throughout
- Landscaped Gardens & Sun Terrace
- Five Bedrooms & An Ensuite
- Family Bathroom & A Shower Room
- Detached Garage & Ample Parking

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway 13' 11" x 13' 2" (4.25m x 4.02m)

A superb, inviting & generously sized entrance hall, having laminate flooring, radiator, storage cupboard, feature exposed timber beams to ceiling, a further storage cupboard with automatic entry light, double glazed window & door to front, and internal doors off, providing access to;

Lounge 18' 1" x 17' 0" (5.51m x 5.19m)

A generous lounge with feature wood burner set within a brick fireplace with timber mantle & tiled hearth, laminate flooring, radiator, two double glazed windows to front, and door to Inner Hallway.

Inner Hallway

A Vestibule area providing access to the Master Bedroom.

En-suite (Bedroom One) 11' 6" x 5' 7" (3.50m x 1.71m)

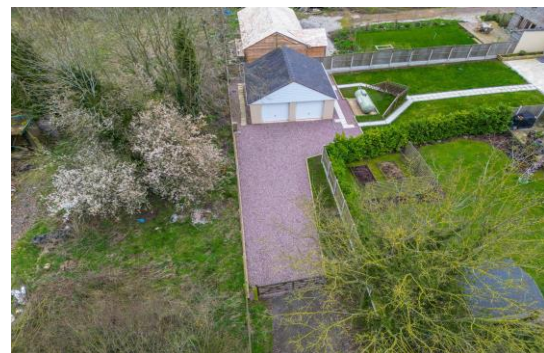
A smart refitted contemporary suite, having a panelled bath with chrome mixer tap & shower attachment, a vanity wash hand basin with a cupboard beneath & chrome mixer tap, and a low-level flush WC. There is a separate tiled walk-in shower cubicle & screen, towel radiator, tiled flooring, part-tiled walls, and two skylight windows.

Main Inner Hallway ' ' x 0' 0" (m x 0m)

With a radiator, stairs to first floor, two glass panels to living room, and doors to;

Living Room 23' 0" x 15' 10" (7.0m x 4.83m)

A spacious & generous room overlooking the rear garden, with ceiling spotlights & decorative ceiling, laminate flooring, radiator, internal glazed doors to kitchen, two sets of double glazed sliding patio doors to the rear, and a door to a storage cupboard.



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Kitchen/Diner 26' 5" x 15' 10" (8.05m x 4.83m) (maximum room measurements)

A smart contemporary refitted kitchen fitted with a range of wall, base & drawer units with work surfaces over incorporating a double sink unit with a chrome mixer tap & extendable hose attachment, and space for appliances. There is tiled splashbacks, a feature centre island, tiled flooring, space for table & chairs, ceiling spotlights, two double glazed windows to rear, and door to Laundry.

Laundry 13' 6" x 6' 2" (4.12m x 1.87m)

With base units & fitted work surfaces incorporating a sink unit with chrome mixer tap and tiled splashbacks, space for a washing machine & condensing dryer, radiator, vinyl flooring, LPG wall mounted central heating boiler, two natural skylights, double glazed door to rear.

Bathroom 7' 10" x 6' 3" (2.39m x 1.90m)

Contemporary & refitted comprising of a panelled bath with a chrome mixer tap & shower attachment and side shower screen, low-level flush WC and a pedestal wash hand basin with a chrome mixer tap. There is part-tiled walls, tiled flooring, extractor fan, chrome towel radiator, skylight window.

First Floor Landing

With three natural skylights, radiator, double glazed window to rear, double glazed door to terrace, and internal doors to;

Bedroom Two 13' 5" x 12' 9" (4.08m x 3.89m)

With a radiator, loft access hatch, double glazed window to front, and door to;

En-suite (Bedroom Two) 4' 7" x 3' 5" (1.39m x 1.03m)

Comprising of a white suite which includes a low-level flush WC, and a pedestal wash hand basin with chrome mixer tap & tiled splashbacks. There is vinyl flooring, ceiling spotlight, radiator, and double glazed window to rear.

Bedroom Three 13' 1" x 12' 7" (3.98m x 3.83m)

With a radiator, and double glazed window to front.

Bedroom Four 10' 0" x 9' 11" (3.05m x 3.02m)

With a radiator, and double glazed window to front.

Bedroom Five 13' 1" x 7' 0" (3.98m x 2.14m)

With a radiator, additional loft access hatch, and a double glazed window to front.

Shower Room 11' 7" x 3' 3" (3.53m x 1.0m)

Comprising of a refitted white suite, with a low-level flush WC, pedestal wash hand basin with a chrome mixer tap, and a walk-in tiled shower cubicle & screen. There is an extractor fan, chrome towel radiator, vinyl flooring, part-tiled walls, and a double glazed window to rear.

Balcony Terrace

A good sized terraced area with artificial turf covered area, and extensive covered paved patio seating area with pleasant rural views overlooking the rear garden.

Outside

The garden area has an extensive paved patio with raised timber sleepers, generous lawned garden areas, paved pathway, concealed LPG tank, panelled fencing, and access to the Detached Garage. To the side is a timber gate giving access via a gravelled driveway, and a parking area which leads to the garage & back garden.

Detached Garage 20' 4" x 19' 8" (6.19m x 6.0m)

Having two up and over doors to front, light & power and access door to the side.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



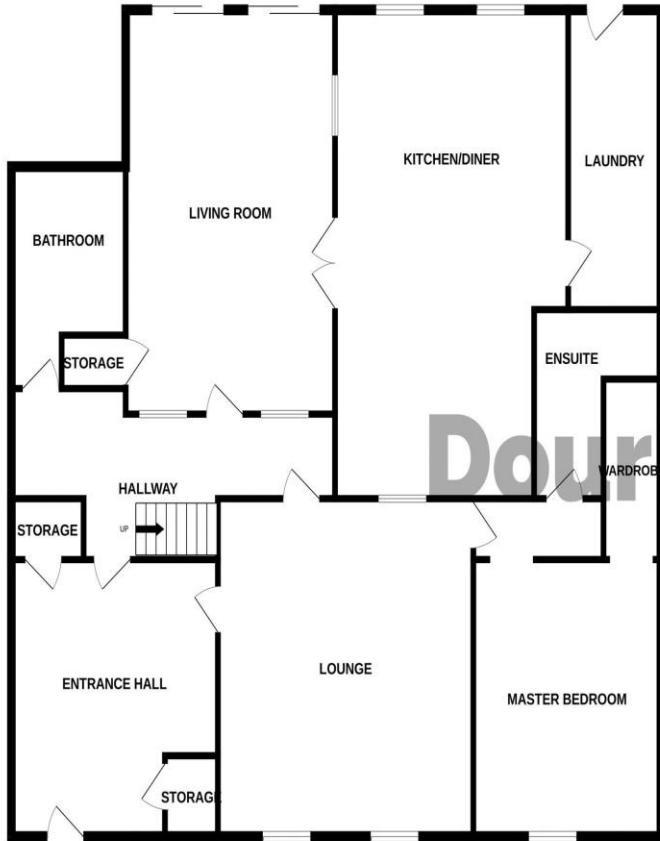
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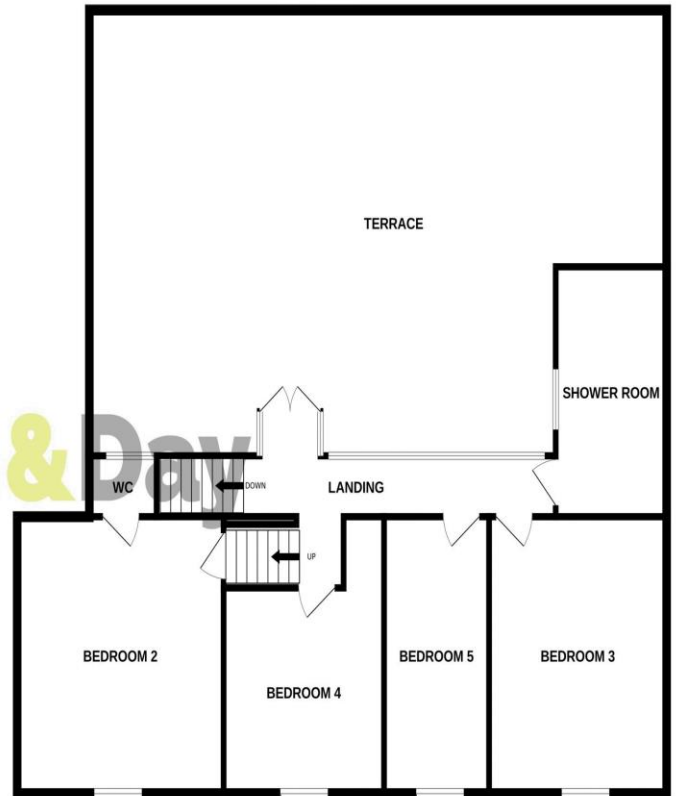
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GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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