



£300,000

2 Bedroom Cottage for sale

Woodlands Quarry Bank, Hollington, Stoke-on-Trent



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Overview

For those of you looking for a taste of the good life then Woodlands Cottage could be your next opportunity. So if you're striving for a taste rural living do not hesitate to arrange your viewing.



Key Features

- Stunning Open Rural Views
- Popular Village Location
- Large Terraced Garden
- Rayburn Range Cooker
- Characterful Cottage
- Recently Fitted Kitchen
- Three Reception Rooms
- Ample Off-Road Parking







Situated in the picturesque village of Hollington and commanding an elevated position overlooking the Staffordshire Moorlands delightful countryside, Woodlands Cottage is a beautiful extended cottage filled with an array of character features and set within extensive grounds providing a wealth of opportunity.

As soon as you enter the property you get the 'cottagey' feel. The lounge is a welcoming space, and with the multi-fuel burner roaring away and set in the Staffordshire stone, the warmth of the place hits you. There are two further reception rooms, the dining room to the right and a sitting room to the left. The more discerning buyer will see an opportunity to combine the sitting room and lounge into one larger and more accommodating space.

The kitchen breakfast room at the rear of the property has had a recent re-fit with new storage units, built-in oven, inset hob, and Belfast sink. In addition there is also a solid fuel Rayburn range cooker providing heating and hot water for the house.

Upstairs there are the two double bedrooms, bathroom and attic space access to the roof space over the dining room. The two bedrooms are both double rooms and have built-in wardrobes. The bathroom is a large space with standard three piece suite with shower over bath, wash basin and toilet.

The crowning glory here though are the extensive grounds and the views they afford over the adjacent countryside. At the rear of the property is a raised, decked, sun terrace where you can simply sit on a Summers evening and enjoy a drink, basking in your views. Alternatively the popular Raddle Inn pub is a mere 150m away.

Woodlands Cottage would benefit from some modernisation and updating in places but do not under estimate what is on offer here. This is a fantastic opportunity to acquire a unique cottage, in a superb location, with stunning views, that simply oozes character and charm.

Lounge

12' 7" x 10' 2" (3.85m x 3.10m)

Set in the heart of the cottage and setting the tone for the rest of the property. The lounge is a warm cosy space with the multi-fuel burner set in Staffordshire stone as a centre piece. Quarry tiled flooring and natural exposed beams complete the cottage touch.

Sitting Room

10' 0" x 8' 0" (3.05m x 2.45m)

A modest but equally functional room. The more discerning buyer though may see an opportunity here to open up this room into the lounge.

Dining Room

11' 5" x 9' 10" (3.50m x 3.00m)

An add-on to the property built in the 80's providing additional living space and is large enough to be whatever function you need it to serve. It also has the convenience of an adjacent guest toilet and access to the rear garden.

Breakfast Kitchen

12' 11" x 11' 7" (3.95m x 3.55m)

The kitchen area of this space is another add-on to the cottage and has recently had a re-fit with new storage cupboards, built-in oven, inset hob and Belfast sink. The breakfast area includes additional storage solutions, a breakfast bar, and the Rayburn range cooker.

Bedroom 1

12' 9" x 10' 9" (3.90m x 3.30m)

Double room with built-in wardrobes

Bedroom 2

9' 4" x 7' 8" (2.85m x 2.35m)

Double room with Built-in wardrobe

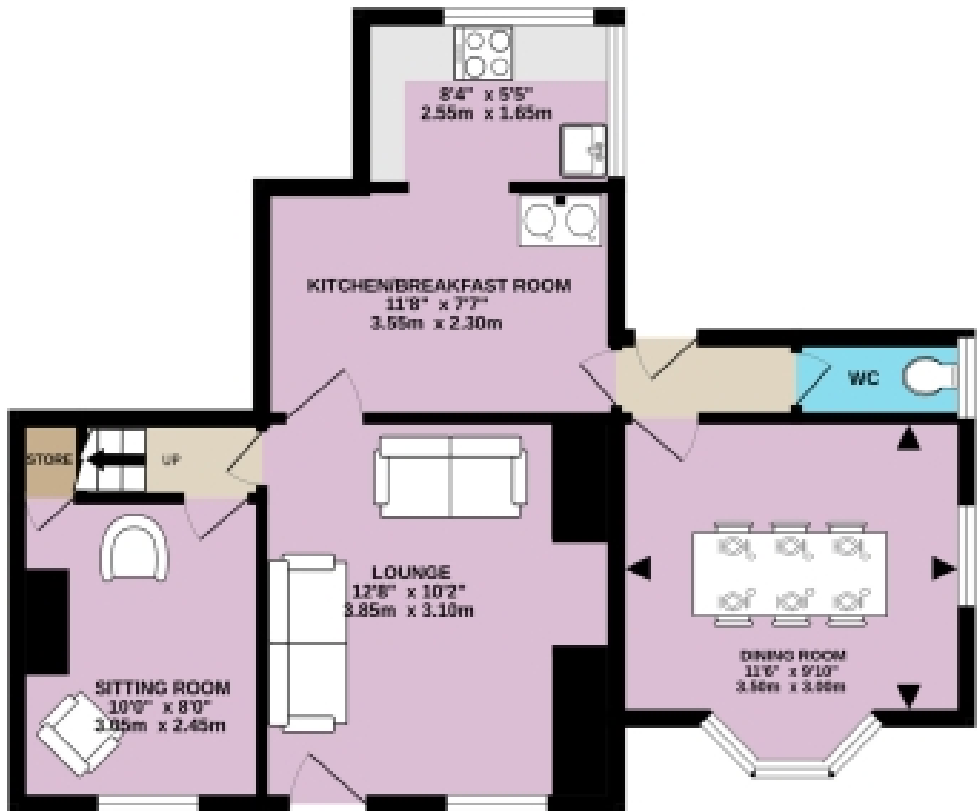
Bathroom

11' 5" x 7' 6" (3.50m x 2.30m)

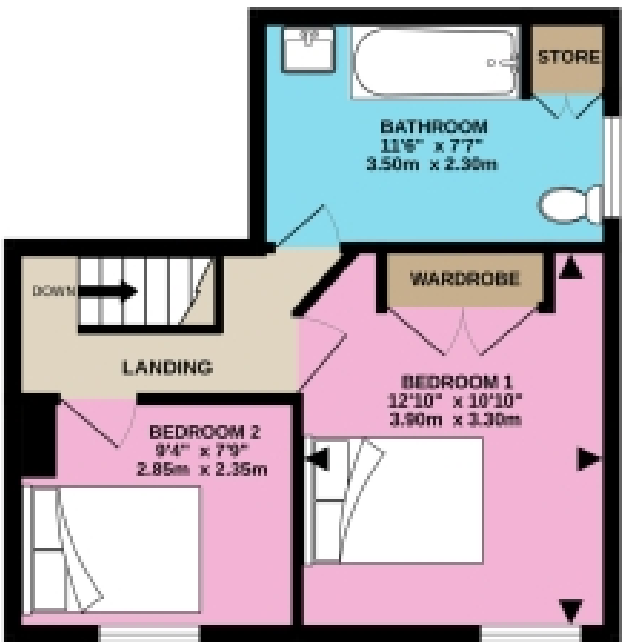
Large bathroom with three piece suite of shower over bath, wash basin and toilet.

Floorplans

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.

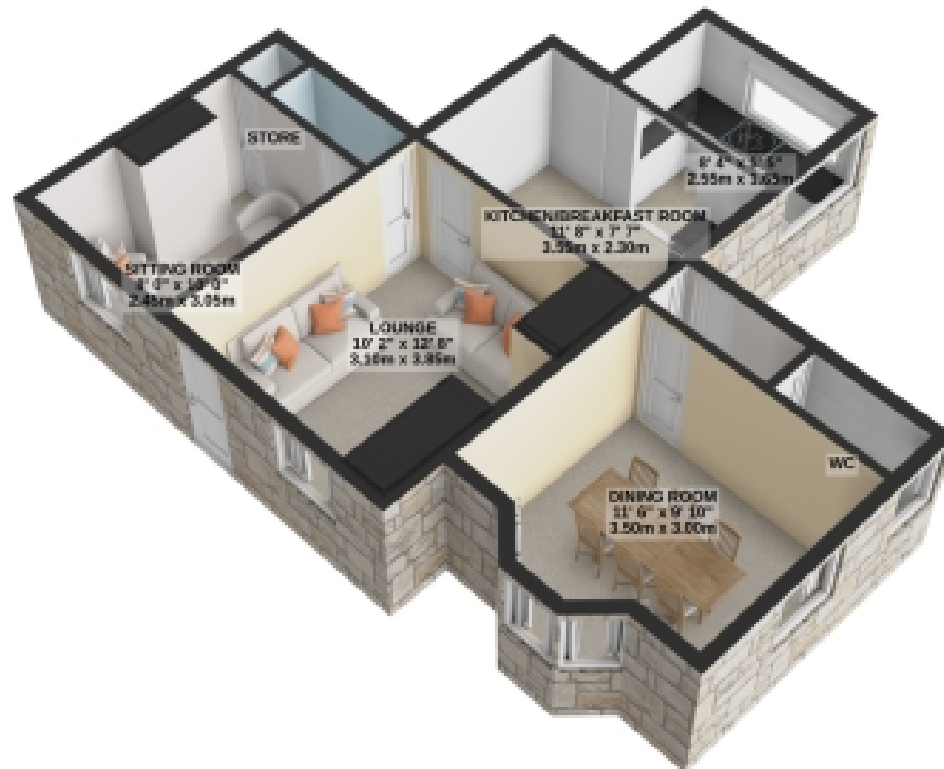


TOTAL FLOOR AREA : 843 sq.ft. (78.4 sq.m.) approx.

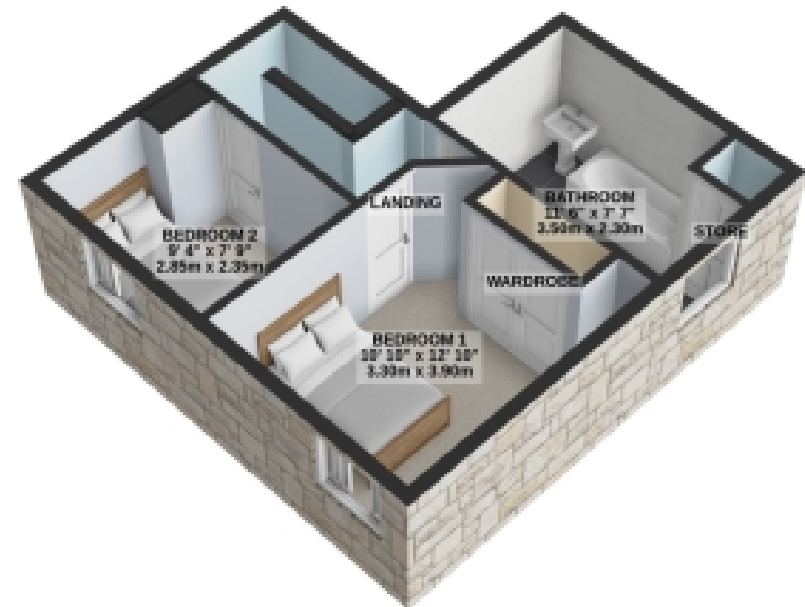
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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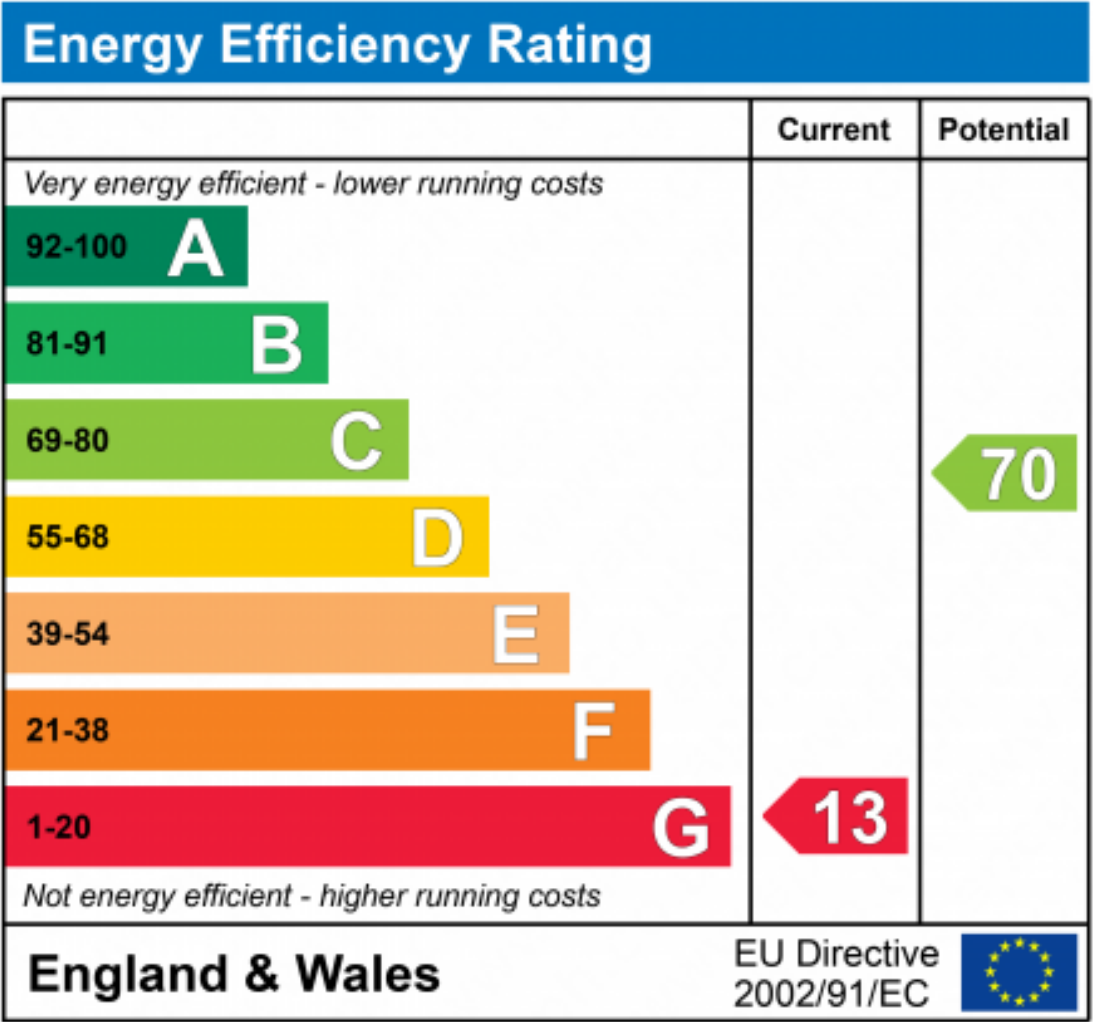


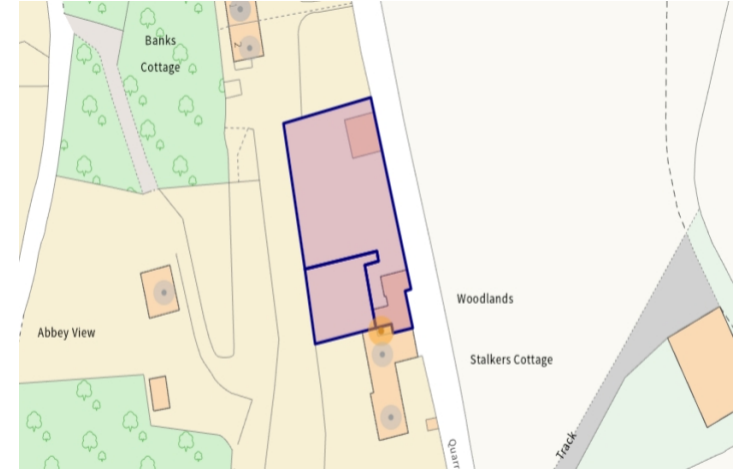
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