



## **Rosehill Cottage Majors Barn, Stoke-On-Trent, ST10 1PY**

**Offers in the region of £225,000**

CALL TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

If you love quirky, country cottages which ooze character and charm, but want the convenience of town centre amenities close by, then you will LOVE Rosehill Cottage! A detached Period Cottage located in a quiet cul-des-sac within easy reach of Cheadle Town Centre. The property has been sympathetically renovated allowing its original character to shine through within the comfort of modern day living.

### Denise White Estate Agents Comments

"Rosehill Cottage"; a Stunning Period Detached Cottage which has been sympathetically renovated to create a cosy and characterful home well suited to modern day living.

As you step in to the cottage you are welcomed by a spacious Entrance Hall from which stairs lead you to the First Floor and doors provide access to the Lounge, Dining Room, Shower Room and Kitchen. The Lounge spans one end of the cottage, with dual aspect windows and featuring a multi-fuel stove. The Dining Room sits adjacent to the Lounge to the front aspect, also enjoying dual aspect windows which allow lots of natural light in to the room. Beyond the Dining Room you will find a modern Shower Room, featuring a double shower cubicle with rain-dance shower head and large built in wall mirror. The Kitchen is positioned to the rear aspect and opens in to the rear courtyard. To the First Floor, the landing leads you on to Two Double Bedrooms positioned at either end of the cottage and nestled between them is a Third, single bedroom.

Externally, there is a delightful private courtyard garden, which provides the perfect space to relax in the sunshine of the warmer months, and for little ones to play securely. To the left hand side of the property there is scope to reinstate a private parking space.

### Location

Located on Majors Barn; a quiet cul-de-sac positioned a short distance from Cheadle Town Centre. This picturesque market town with its many historic buildings and features offers all the amenities you would expect. The town boasts many independent shops including a traditional butcher, baker, jewellers, bespoke gift shops and craft shops. In addition there are many cafés and restaurants offering a warm welcome.

Locally, Cheadle Park is a must-visit for families with children. The park caters for all ages with an enclosed play area for under 5's and a more adventurous open site for

older children including a zip wire and skate park. The large grassed playing fields are perfect for ball games and picnics. Cheadle, the gateway to the beautiful Churnet Valley with its amazing canal and river walks, is surrounded by countryside and presents fantastic opportunities for nature lovers. Hawksmoor ancient woodland is an excellent place to spot wildlife whilst the wild flowers of Gibbridding Wood have attracted artists and photographers, eager to capture their beauty.

Further entertainment and shopping opportunities can be explored in Stoke-on-Trent, approximately 20 minutes drive from Cheadle. From pottery to performing arts, Stoke-on-Trent is home to world class attractions including museums, glorious gardens and the UK's only monkey forest. The World of Wedgwood is a unique visitor experience celebrating the best of British design heritage. The Trentham Estate is the perfect place for a family day out. Home to award-winning gardens, scenic lake, adventure playground and shopping village, it offers something for everyone. For evening entertainment, Stoke-on-Trent's cultural quarter comes alive with opera, west end productions and live comedians performing in the Regent Theatre and Victoria Hall. Live music is on offer at a number of venues throughout the city.

### Entrance Hall

10'4" x 6'11" (3.15 x 2.13)



Composite door to the front aspect. Wood effect



flooring. Radiator. Understairs storage cupboard off with outlet for tumble dryer. Stairs off to the first floor. Ceiling light. Door leading into: –

### Lounge

13'5" x 12'8" (4.09 x 3.87)



Carpet. Radiator. uPVC windows to the front and rear aspect. Multifuel stove set in a brick inset with ceramic tiled hearth and wooden surround. Exposed beams to the ceiling. Ceiling light.

### Dining Room

10'11" x 8'4" (3.34 x 2.55)



Wood effect flooring. Radiator. uPVC windows to the front and side aspect. Ceiling light.

### Shower Room

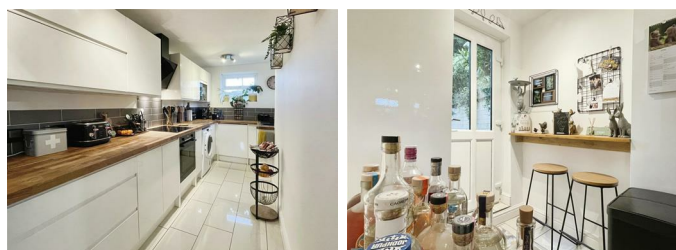
7'5" x 4'2" (2.28 x 1.28)



Fitted with a suite comprising of shower cubicle with rain dance showerhead and vanity unit housing a wash hand basin and low-level WC. Lino flooring. Fully tiled walls. Wall mounted heated towel rail. Ceiling spotlights.

### Kitchen

22'0" x 5'6" (6.72 x 1.70)



Fitted with a range of wall and base units with wood block work surfaces over incorporating sink and drainer unit with mixer tap. Integrated four ring induction hob with extractor over, single electric oven, microwave and dishwasher. Plumbing for automatic washing machine. Space and plumbing for American style fridge freezer. Tiled flooring with underfloor heating. uPVC windows to the front and side aspect. uPVC door leading to the rear garden. Three ceiling lights.

### First Floor Landing

Carpet. uPVC window to the rear aspect. Storage cupboard housing the baxi combination boiler. Ceiling spotlights. Loft access. Doors leading into:-

### Bedroom One

13'6" x 13'3" (4.12 x 4.06)



Carpet. Radiator. uPVC windows to the front and side aspect. Built-in wardrobes. Loft access. Ceiling light.

### Bedroom Two

13'6" x 11'1" (4.13 x 3.38 )



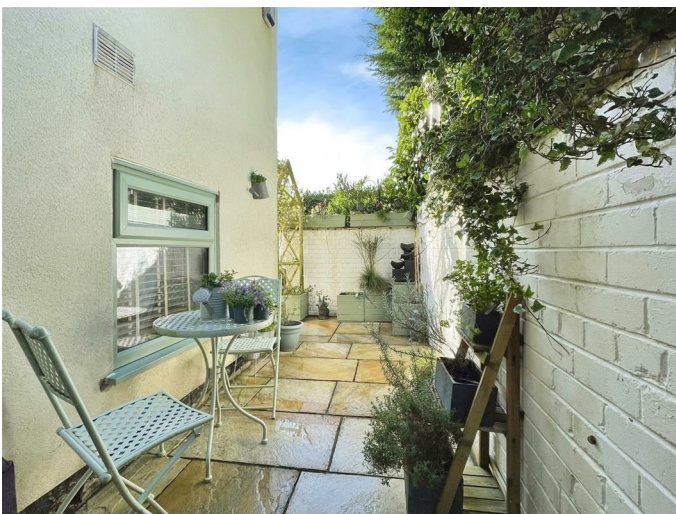
Carpet. Radiator. uPVC windows to the front and rear aspect. Loft access. Ceiling light.

### Bedroom Three

6'8" x 7'0" (2.05 x 2.15 )

Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights.

### Outside



To the rear of the property there is a private and

enclosed courtyard garden, providing the perfect space for enjoying the sunshine of the warmer months and for little ones to play securely. On street parking readily available. With scope to reinstate a private parking space to the left side of the property.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You Need A Solicitor!

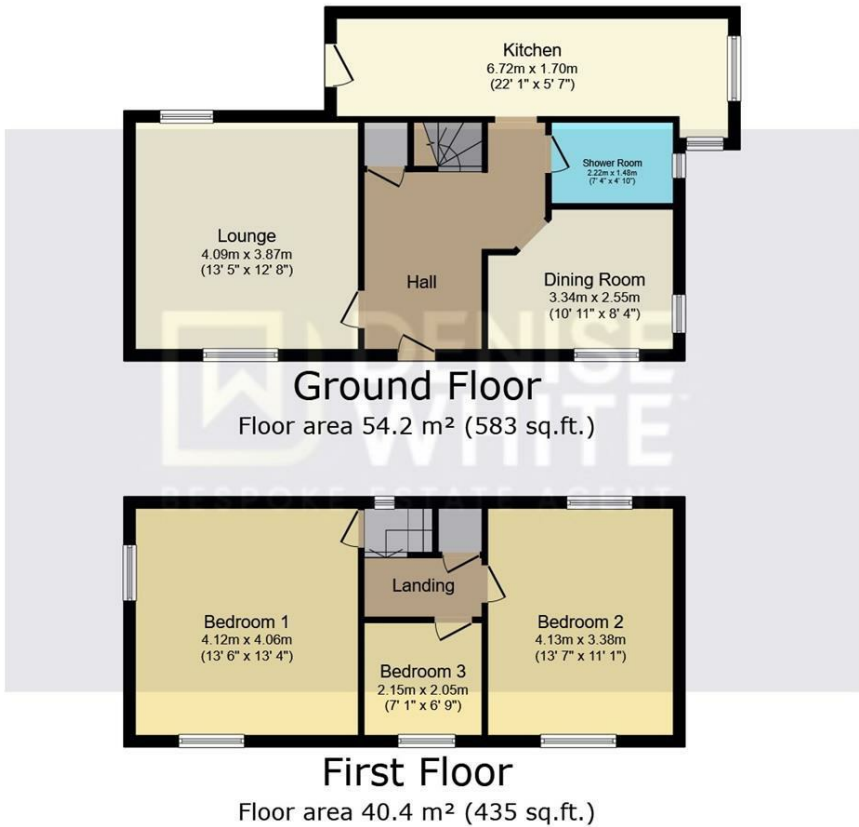
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Do You Need A Mortgage?

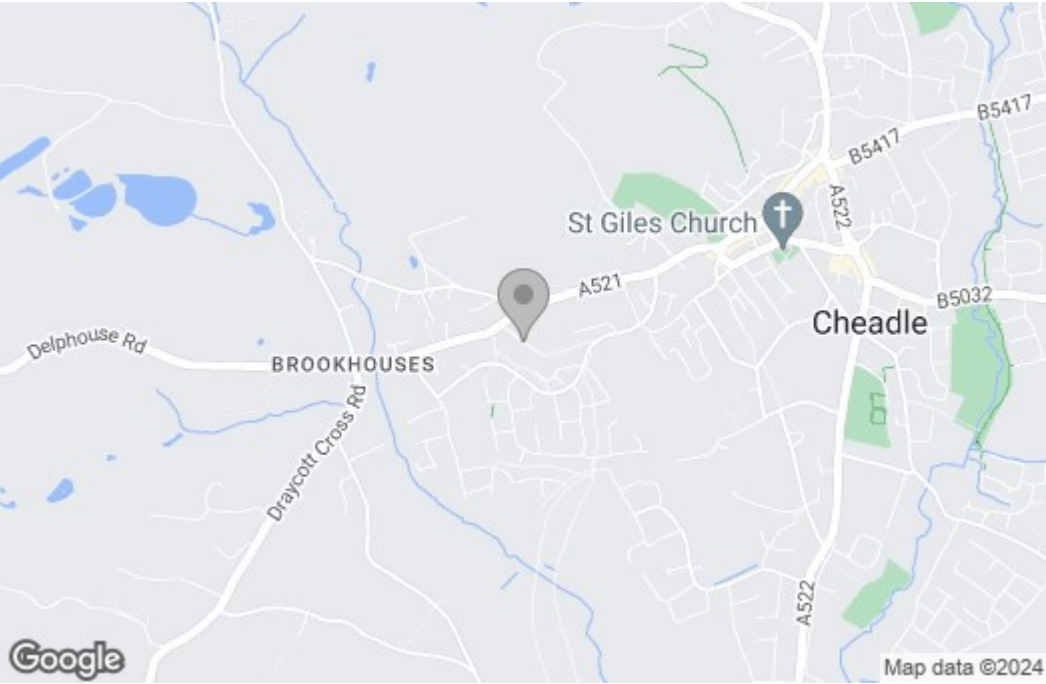
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.



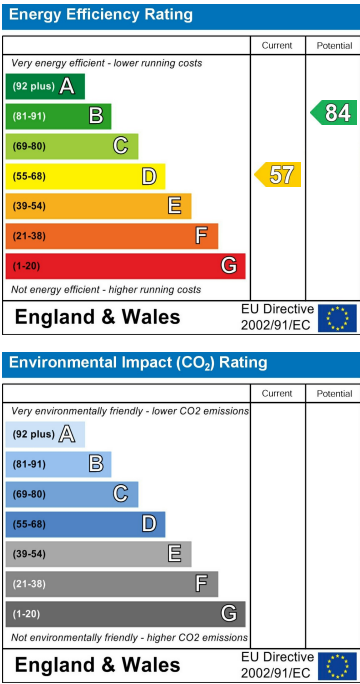
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.