



Rose Cottage Randles Lane, Stoke-On-Trent, ST9 0AT

£285,000

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

"Today feels like a cottage day! I am excessively fond of a cottage; there is always so much comfort, character and elegance about them"

Rose Cottage is no exception, it is a unique period property which is believed to date back to the early 1800's, offering comfort, character and elegance in abundance, complimented by quirky finishing touches and its convenient village location.

Denise White Estate Agents Comments

Rose Cottage; a quintessential country cottage, believed to date back to the early 1800's, nestled in the centre of the Staffordshire Moorlands village of Wetley Rocks. Having been lovingly improved by the current owners the cottage boasts timeless interiors which have brought back to life much of the property's original character and charm, beautifully complimented by quirky finishes such as live edge oak worktops which have been added to the Kitchen and reclaimed mantelpieces which have been sourced from old canal locks in Scotland.

Let me show you around! An Entrance Porch welcomes you to the property which features a built in storage seat and cloaks hanging space, and leads on through a stable door to the Dining Room. The Dining Room provides the perfect space for you to enjoy a cosy candle lit dinner with loved ones as well as entertaining family and friends. To the left of the Dining Room you will find the Kitchen, which is fitted with a range of bespoke handmade solid oak units with live edge oak work surfaces. If you head back through the Dining Room you will find yourself in the cosiest cottage Lounge, with a feature brick fireplace which has been charmingly finished with an oak beam sourced from an old Scottish Canal Lock. Stairs lead from the Lounge to the First Floor where you will find Bedroom One located to your right; a Double Bedroom with a Beautiful exposed stone chimney breast, overhead loft storage space and an alcove which is currently utilized as a small Dressing Area but also lends itself to be built in for additional storage or wardrobe space. As we head across the landing you will find Bedroom Two positioned to the front aspect; another spacious double room which is currently utilized as an Office with a fabulous built in handmade scaffolding desk area (which the vendors would happily remove if not required), making it the perfect space for those working from home or for the more artistic occupants to indulge in their hobbies. Alongside Bedroom Two is a sizeable Bathroom, currently fitted with a modest Shower Suite but offers excellent scope for creating a wonderful Traditional Bathroom... a free standing roll top bath would set the room off beautifully!

Outside, there is a good sized, private cottage garden to the front aspect, ideal for both relaxing and entertaining during the warmer months; who doesn't love spending a sunny Saturday afternoon in the garden with family and friends, BBQ sizzling away and a refreshing tipple in their hand?! Alongside the garden there is block paved driveway which provides off road parking for two vehicles and a useful brock built garden store.

Ideally located in the centre of Wetley Rocks, within a short walk of the local shop, public house, village hall and primary school, and a short drive from the market towns of Leek and Cheadle where you will find a wide selection of shops, supermarkets and other market town amenities.

An internal viewing of Rose Cottage is essential to fully appreciate the size of the accommodation on offer as well as its period character and charm.

Location

Wetley Rocks is a Staffordshire Moorlands Village located approximately 2 miles from the village of Cheddleton, 6 Miles from the Market Towns of Leek and Cheadle, and 7 miles from Stoke on Trent City Centre.

The village itself enjoys the benefit of a local petrol station which has a shop and post office, as well as a popular public house, a Church, Village Hall and Primary School.

The village lies on a small north-south ridge; immediately to the east is the edge of a plateau, and there are rock outcrops of millstone grit along the northern part of the ridgeline; the outcrops have restricted the growth of the village east of the A520. The name of the village comes from these rock outcrops, and from the nature of the pasture land (ley or lea being pasture). A local quarry, part of the same outcrop, provided the stone for many of the original buildings.

Wetley Abbey, about half a mile south of the village, is a large building built in the early 19th century in Gothic style although it has no religious

connections; it is now a care home but was at one time the home of the 19th-century painter George Hemming Mason.

Entrance Porch



uPVC entrance door to the front aspect. Tiled flooring. Built in storage seat. Cloaks hanging space. Feature oak beam to the ceiling. Ceiling light. Wall mounted Baxi combination boiler. Stable door leading into: –

Dining Room

10'4" x 9'6" (3.15 x 2.92)



Laminate flooring. Radiator. Part wooden panelled walls. Feature fireplace with brick recess, tiled hearth and feature wooden mantle sourced from an old canal lock in Scotland. uPVC window to the front aspect. Exposed beams to the ceiling. Ceiling spotlights. Opening to the Lounge and door leading into: –

Kitchen

10'7" x 7'2" (3.25 x 2.19)



Fitted with a bespoke handmade solid oak kitchen with feature solid oak live edge worktops incorporating a ceramic sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor over, single electric oven and fridge freezer. Travertine tiled flooring. Part tiled walls. Radiator. Exposed beams to the ceiling. Ceiling spotlights. uPVC window to the front aspect.

Lounge

13'3" x 10'8" (4.05 x 3.26)



Laminate flooring. Radiator. uPVC windows to the front aspect with feature exposed beams over. Feature brick fire recess with solid Oak beam sourced from an old canal lock in Scotland. Stairs off to the first floor. Ceiling spotlights.

First Floor Landing



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light and wall light. Storage cupboard off. Doors leading into: –

Bedroom One

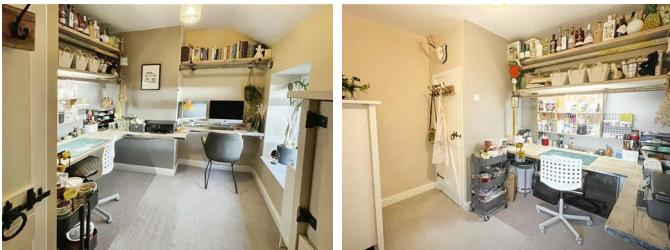
11'10" x 11'4" (3.63 x 3.47)



Carpet. Radiator. uPVC windows to the front and rear aspect. Feature exposed brick chimney breast. Ceiling light. Overhead loft storage space.

Bedroom Two

11'8" x 8'7" (3.57 x 2.63)



Carpet. Radiator. uPVC window to the front aspect. Fitted with a feature handmade scaffolding desk and shelving unit. Ceiling light.

Bathroom

11'8" x 8'3" (3.57 x 2.54)



Fitted with a suite comprising of shower cubicle, low-level WC and wash handbasin. Exposed wooden flooring. uPVC windows to the front and rear aspect. Radiator. Ceiling spotlights. Loft access.

Outside



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.

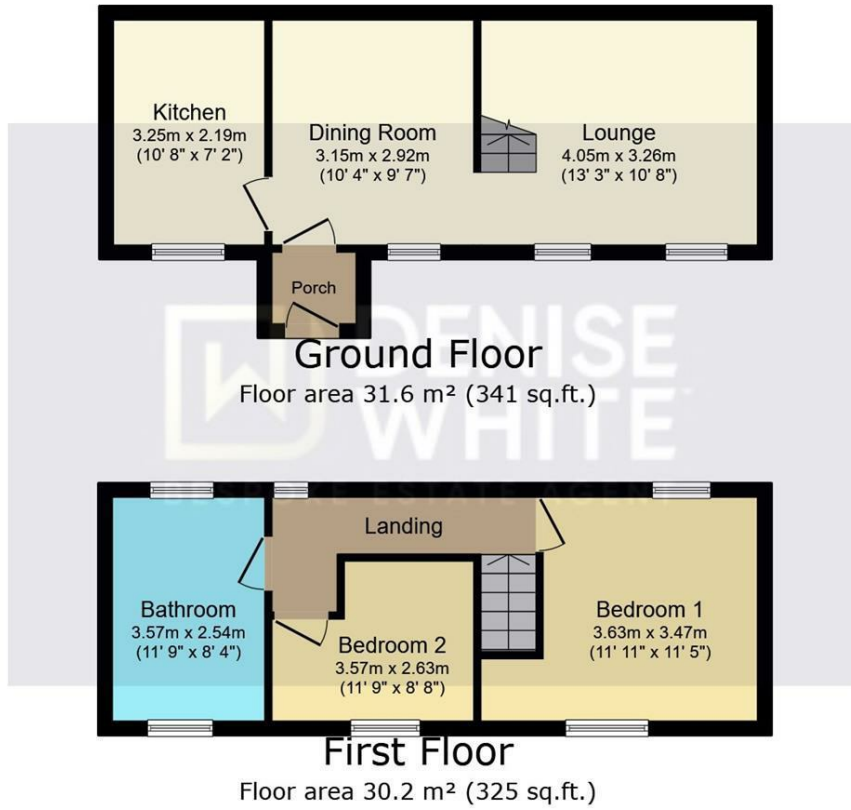
You Need A Solicitor!

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



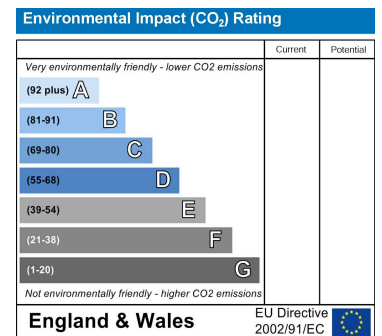
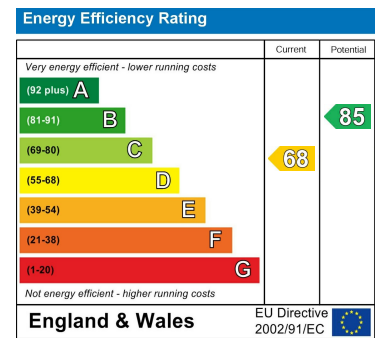
TOTAL: 61.8 m² (665 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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