



Hawthorne Cottage St. Annes Vale, Stoke-On-Trent, ST6 8TA

£325,000

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

"Wake up and breathe the fresh air of the countryside"

Nestled within the picturesque setting of St Anne's Vale in Brown Edge, a delightful semi detached property offering spacious accommodation for growing families. This beautiful three bedroom home presents the opportunity to escape to the country whilst remaining close to local amenities.

Denise White Estate Agents Comments

Welcome to Hawthorne Cottage; an immaculately presented, traditional semi-detached property positioned in the highly regarded and much sought after St Annes Vale. Dating back to 1910, the Cottage offers beautiful period interiors together with spacious elevated gardens, making it ideal for both families and couples seeking a peaceful place to live, surrounded by green spaces, beautiful walking routes and within easy reach of local shops, schools and other amenities.

Let me show you around! To the ground floor there is a wonderful open plan Living Kitchen which spans the length of the property and offers a range of traditional country cottage style kitchen units which have been beautifully hand painted by the current owner, together with a spacious Dining Area, providing the perfect space for families to dine together or for entertaining friends and family. Off of the Kitchen, through an exposed Stone Arch you will find a compact yet practical Utility Room, which in turn leads through to the Main Bathroom which is positioned to the rear of the property. To the front of the property there is a separate Lounge which features a multi-fuel stove set in an exposed brick recess with a flagged hearth and wooden mantle.

From the Dining Room stairs lead to the First Floor, where you will find Three Spacious Bedrooms. The Main Bedroom is positioned to the front of the property, with dual aspect windows each offering delightful views over the surrounding area and allowing natural light to flood the room. The Main Bedroom also benefits from a lovely, modern Ensuite Shower Room, complete with walk in shower with rain dance shower head. Bedroom Two is positioned adjacent to the Main Bedroom to the front aspect; another spacious double room with a walk in closet area off. To the rear of the property you will find a Third, good sized Single Bedroom, ideal for a child or home office space, with a lovely view over the rear garden.

The Cottage not only offers a beautiful view across the Vale, but it also leads out to a wonderful

garden, where decked seating areas provide ample space for you to lounge and enjoy your surroundings on a sunny afternoon, and lead on to a lawn which in turn leads to a fabulous Garden Room, currently utilized as a photography studio but would be suitable for a variety of uses from a Home Office or Gym to a Summer House or Garden Bar! To the rear of the cottage there is also a useful lean to which has power and light connected and provides a handy, practical space, again suitable for a variety of uses. Down at the roadside, you will also find a small off road parking space which leads to a single garage.

Location



Positioned on St Anne's Vale in the Staffordshire Moorlands Village of Brown Edge. With the highly regarded St Anne's C.E Primary School just up the road and the village shop, chip shop, post office, Scrumbles Cake Shop and Two Village Pubs all within walking distance.

Brown Edge is a village and civil parish in the Staffordshire Moorlands district of Staffordshire. The village is on the fringe of The Potteries Urban Area, and is about 5 miles north-east of Hanley in Stoke-on-Trent. Also within easy travelling distance to the market town of Leek

Living Kitchen

23'1" x 12'5" maximum (7.04 x 3.80 maximum)



Fitted with a range of wall and base units with

wood effect work surfaces over incorporating a one and a half bowl ceramic sink and drainer unit with mixer tap. Integrated four ring ceramic hob with extractor over and single electric oven. Wood effect flooring. Part tiled walls. Radiator. uPVC windows to the front side and rear aspect. uPVC doors to the front and side aspects. The ceiling lights and spotlights. Electric log burning effect stove. Exposed beams to the ceiling. Opening into the utility room. Door leading to the Lounge. Stairs off to the first floor.

Lounge

12'11" x 9'0" ext. to 11'8" max (3.96 x 2.75 ext. to 3.57 max)



Wood effect flooring. Radiator. uPVC windows to the front and side aspect. Multifuel stove set in an exposed brick inset with a flagged hearth and wooden mantle. Exposed beams to the ceiling. Ceiling light.

Utility Area

6'2" x 5'1" (1.90 x 1.57)



Tiled flooring. Exposed stone walls. Washing machine and space for condensing tumble dryer. Space for fridge freezer. Ceiling spotlights. Door leading into: -

Bathroom

6'0" x 5'1" ext. to 7'8" max (1.83 x 1.56 ext. to 2.36 max)



Fitted with a suite comprising of panelled bath with rain dance shower over, wall mounted wash hand basin and low-level WC. Tiled flooring. Exposed stone wall. Part tiled walls. Feature exposed beam. uPVC window to the side aspect. Ceiling spotlights. Wall mounted heated towel rail.

First Floor Landing



Carpet. Ceiling light. Doors leading into: -

Bedroom One

12'11" x 11'11" (3.96 x 3.65)



Carpet. Radiator. uPVC windows to the front and side aspect. Storage cupboard off. Ceiling light. Door leading into: -

Ensuite

9'1" x 4'4" (2.79 x 1.33)



Fitted with a suite comprising of walk-in shower with rain dance showerhead, low-level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Ceiling lights. Obscured uPVC window to the side aspect.

Bedroom Two

13'6" x 9'7" (4.14 x 2.93)



Wood effect flooring. Radiator. uPVC window to the front aspect. Dressing area off. Ceiling light. Loft access.

Bedroom Three

9'7" x 7'5" (2.94 x 2.27)



Parquet style lino flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Outside

To the front of the property there is a small driveway which leads to a single garage. Steps lead up to the front of the property and also to the side providing access to the rear garden which also benefits from a useful 'Lean To' room positioned to

the rear of the property, and a timber built Garden Room located at the top of the garden.

Garage

15'1" x 9'7" (4.61 x 2.93)

With double doors to the front aspect. Power and light.

Lean To

8'6" x 10'8" (2.60 x 3.27)

Door to the front aspect. Power and Light. Ideal for a variety of uses.

Gardens



The gardens to Hawthorne Cottage sit in a wonderful elevated position to the side and rear aspects, offering spacious decked areas providing ample space for lounging on a sunny afternoon, enjoying your tranquil surroundings and beautiful views over the Vale. Beyond the Decking, there is a good sized lawned area which leads up to a Timber Built Garden Room.

Garden Room

12'5" x 9'3" (3.81 x 2.82)



French doors to the side aspect. Power and Light. Currently utilized as a photography studio but would be suitable for a variety of uses.

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.

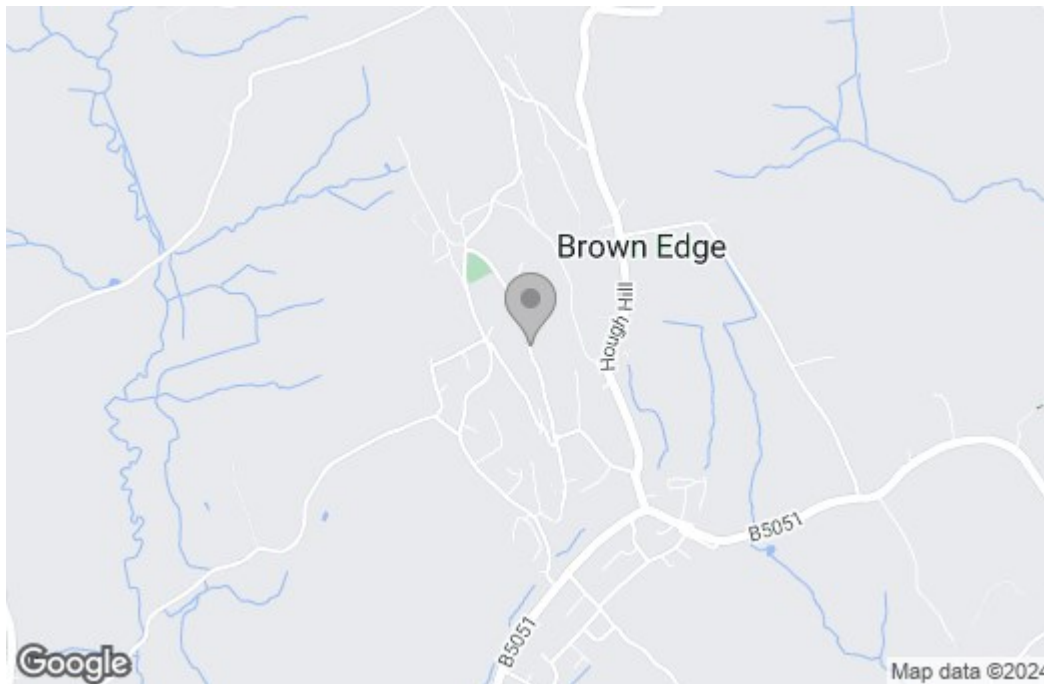
Do You Need A Mortgage?

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

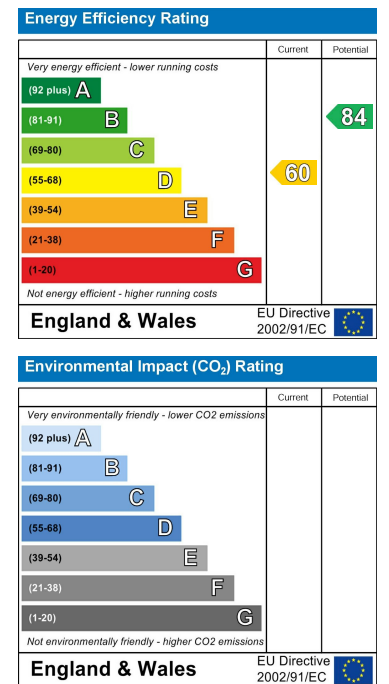
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk