



62 Stoney Lane, Cauldon, Staffordshire, ST10 3EP

Offers in the region of £170,000

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'Blessed are they who see beautiful things in humble places where other people see nothing.' - Camille Pissarro

This charming three double bedroom property is nestled in a serene rural location and offers breath taking views of lush green landscapes. With parking to the front and a fabulous rear garden, this spacious property is brimming with endless possibilities. Let your imagination run wild and design your dream home in an idyllic setting.

#Tranquillity #RuralLiving #EndlessOpportunities

Denise White Agents Comments

Welcome to this charming three-bedroom townhouse nestled in a tranquil rural location, offering breath taking views across fields both to the front and rear. This property presents an incredible opportunity for those seeking a home with immense potential, as it is in need of a full renovation, allowing you to create your dream living space.

To the ground floor there is a well proportioned living room with a large bay window with stunning views to the front and allowing natural light to flood the space. The kitchen is located at the rear of the property and benefits from features such as a built in larder cupboard and a multi fuel log burner. There is also multiple storage spaces which could be altered to utilise the space further.

As you make your way upstairs, you will find three well-proportioned double bedrooms, perfect for accommodating a growing family or accommodating guests. Each bedroom offers built in storage solutions and boasts beautiful views of the surrounding countryside.

One of the standout features of this property is the sizeable rear garden, offering a blank canvas for those with green thumbs or a desire for outdoor entertainment. With plenty of opportunity for landscaping, gardening, or the addition of a patio area, the possibilities are endless for creating a private oasis to enjoy the peaceful rural surroundings.

Whether you are looking to put your stamp on a property or seeking a renovation project, this three-bedroom townhouse promises a wealth of potential and the opportunity to create a truly unique and enchanting home.

Location

Cauldon is a charming village located in Staffordshire, England. It is now part of the parish of Waterhouses, situated in the Staffordshire Moorlands district. The village offers easy access to nearby towns and attractions, making it an ideal

location for both residents and tourists.

The village of Cauldon is conveniently located just 8 miles away from the town of Leek. By car, the journey takes approximately 15 minutes, providing a quick and convenient commute. Similarly, the town of Ashbourne is also within easy reach, with a distance of approximately 9.34 miles, the drive takes around 15 minutes via the A52 route.

One of the major attractions in the area is the renowned Alton Towers Resort, which is only 4.6 miles away from Cauldon. The journey to Alton Towers takes around 10-15 minutes by car, making it an ideal location for tourists who wish to stay close to the resort.

Waterhouses, the nearest village to Cauldon, is situated in the southern part of the Staffordshire Peak District. It is located approximately 8 miles from both Leek and Ashbourne, making it a convenient midpoint between these two towns along the A523 road. The area is known for its stunning natural beauty, with notable features such as the Manifold Valley.

The Manifold Valley offers breath-taking views of Thor's Cave, the River Manifold, Dovedale, and Ilam Park. The valley was once home to the Leek and Manifold Valley Light Railway, now known as the Manifold Way, which ran to Hulme End. Thor's Cave, perched above the Manifold Valley, provides magnificent panoramic views and was formed thousands of years ago by underground streams flowing through limestone rock. Over time, the valley has deepened, revealing ancient cave systems.

Overall, Cauldon and its surrounding areas offer a perfect blend of natural beauty, convenient access to nearby towns, and proximity to popular attractions such as Alton Towers Resort. Whether you're seeking a peaceful village lifestyle or a base for exploring the stunning Staffordshire Peak District, Cauldon and Waterhouses provide an ideal location.

Front Porch

8'9" x 4'0" (2.68 x 1.23)

Fitted carpet. uPVC double glazed window to the front aspect. uPVC door to the front aspect. Wall light.

Entrance hall

Fitted carpet. Storage. Ceiling light.

Lounge

14'9" x 12'5" (4.52 x 3.79)



Fitted carpet. Bay style double glazed window to the front aspect. Open fire. Coving. Ceiling light.

Kitchen

12'5" x 11'9" (3.80 x 3.59)



Fitted carpet. Multi fuel burner. Built in storage and larder above. Base units incorporating stainless steel sink and drainer unit. Wooden window to the rear aspect. Partially tiled walls. Ceiling light.

Storage

3'10" x 4'7" (1.19 x 1.41)

Tiled flooring. Wooden window to the front aspect. Built-in shelving.

Rear Porch

6'5" x 3'11" (1.98 x 1.21)

Fitted carpet. Wall mounted radiator. Wooden door to the rear aspect. Ceiling light.

Wet Room

5'5" x 6'1" (1.67 x 1.87)



Tiled flooring. Tiled walls. Low level WC. Ladder style towel rail. Pedestal wash hand basin. uPVC double glazed windows to the rear aspect. Shower. Ceiling light.

First Floor Landing

Fitted carpet. uPVC double glazed window to the front aspect. Ceiling light.

Bedroom One

11'3" x 11'10" (3.45 x 3.63)



Fitted carpet. Range of built-in wardrobes. Wall mounted radiator. Wooden window to the front aspect. Ceiling light.

Bedroom Two

12'7" x 8'7" (3.84 x 2.63)



Fitted carpet. uPVC double glazed window to the rear aspect. Built in storage. Ceiling light. Loft access.

Bedroom Three

11'0" x 9'4" (3.36 x 2.86)



Fitted carpet. Wall mounted radiator. Built in storage. uPVC double glazed window to the rear aspect. Ceiling light.

Outside

To the front of the property is a driveway providing off-road parking for one vehicle as well as a paved area which could be altered to provide further parking facilities. To the rear of the property is a large garden consisting of a lawned area a paved pathway, and a gravelled area with mature shrubs bordering. There are two brick outhouses offering further storage facilities.

Agents Notes

Tenure: Freehold

Council Tax: Staffordshire Moorlands Band B

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.

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.

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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 Require A Mortgage?

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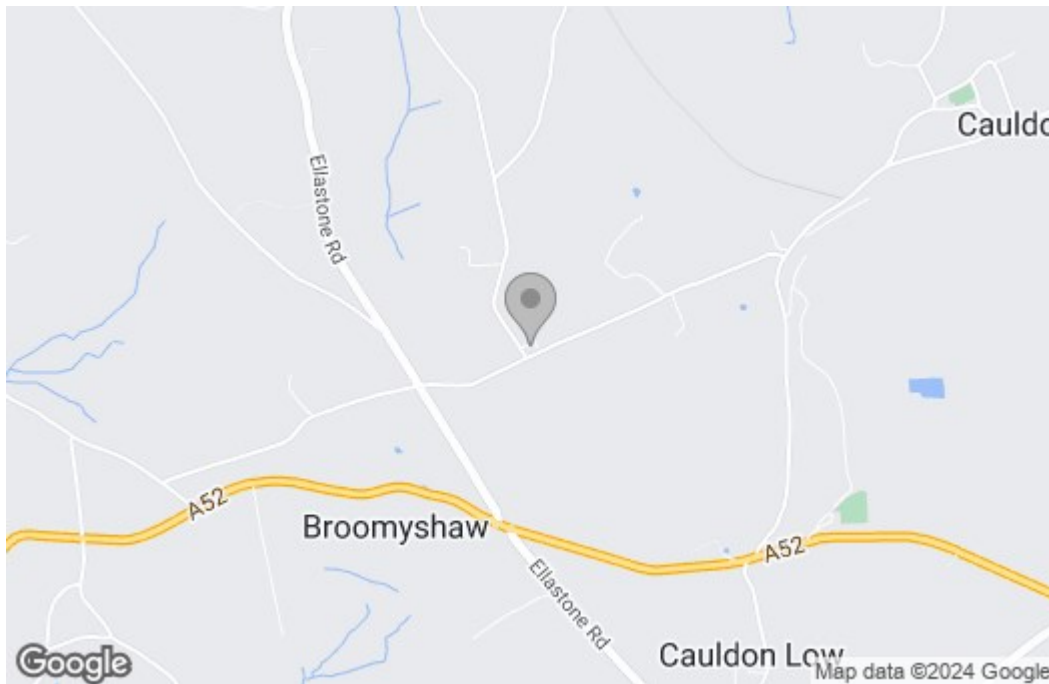
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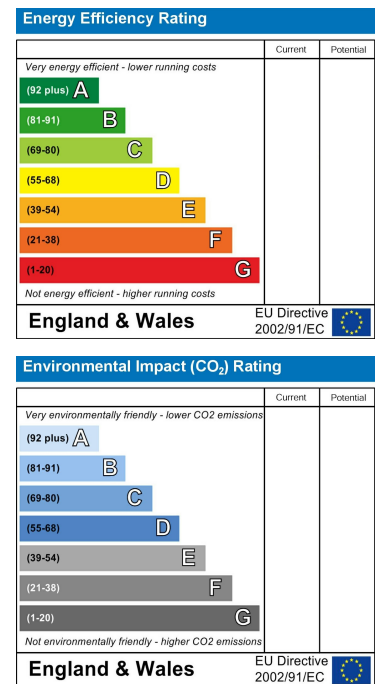
Floor Plan



Area Map



Energy Efficiency Graph



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