



3, The Cottages Hazles Cross, Stoke-On-Trent, ST10 2ER

£295,000

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"Escape to the Country!" they say...well, let me tell you, once you've viewed this superb country residence, you'll be packing your bags and bidding farewell to your current property in no time!

Denise White Estate Agents Comments

Over the hills but not so far away, we are thrilled to offer to the market this wonderful country cottage, nestled on the outskirts of the Staffordshire Moorlands Village of Kingsley. The Cottage displays splendour from tip to toe, boasting quality fixtures and fittings throughout which beautifully compliment their characterful surroundings.

Let me show you around! A paved pathway leads through the Cottage Garden to a wooden stable doors which opens in to the Kitchen. First impressions are everything and you will not be disappointed here! The Kitchen has been fitted with a beautiful range of handmade units finished with Granite worktops and opens in to a recently added Family Room extension, which features a fabulous vaulted ceiling with Velux windows, together with the French doors which open on to the garden alongside four further tall windows, allowing natural light to flood the room. The perfect space for friends and family to gather!

Back through the Kitchen we head through in to the Inner Hallway, which features two large storage cupboards with solid oak doors, from which stairs lead to the first floor and doors provide access to the Bathroom and Lounge. The Bathroom has been fitted with a beautiful suite featuring a double ended bath and large shower cubicle. The Lounge sits to the front aspect and feature sliding patio doors leading on to the garden and a wonderful Multi-Fuel stove in a feature stone surround.

To the First Floor, the Main Bedrooms is positioned to the front of the property, featuring a fabulous range of built in wardrobes and storage with solid oak doors. The Second Bedroom sits to the rear aspect, also featuring and built in store with solid oak doors.

Externally, The Cottage sits in attractive gardens which offer a paved patio seating area which overlooks a good sized lawn which houses mature trees and shrubs and in turn leads to a timber garden store.

Location

Featured in the Daily Telegraph in October 2022 as Britain's 20 Golden Villages.

Kingsley is a picturesque village just to the south-west of the Peak District National Park. It's nearby to the Caldon canal, and the Churnet Valley steam train pulls into Froghall station which is located just down the road. With an abundance of beautiful rural walks and within easy reach of other local areas of interest such as Consall, which is home to The Tawny; a stunning boutique hotel and restaurant. As well as Hetty's Tearoom which is just down the road in Froghall, Dimmingsdale which offers beautiful country walks as well as the Ramblers Retreat tearoom and the famous Chained Oak of Alton, of course the village of Alton itself with Alton Towers and Denstone with its wonderful Farm Shop.

Located just 3 miles from the Market Town of Cheadle, approximately 20-minutes drive from Stoke-on-Trent and a 50-minute drive or train journey to Derby, while the train from Stoke-on-Trent runs into Manchester in about 40 minutes.

Kitchen

12'0" x 9'8" (3.68 x 2.95)



Fitted with a range of handmade painted units with granite worktops over incorporating a Belfast sink unit with mixer tap. Spaces for a slimline dishwasher and a range style cooker. Integrated fridge freezer. Tiled flooring. uPVC window to the front aspect. Partially glazed wooden stable door to the front aspect. Two Velux windows. Exposed beams to the ceiling. Ceiling light and spotlights. Loft storage space. Wall mounted traditional style upright radiator. Opening into the inner hallway and into: –

Family Room

13'10" x 11'10" (4.23 x 3.62)



Wood effect flooring. uPVC French doors leading to the front garden. Two uPVC windows to the side aspect. Two Velux windows. Wall mounted upright traditional style radiator. Two ceiling lights.

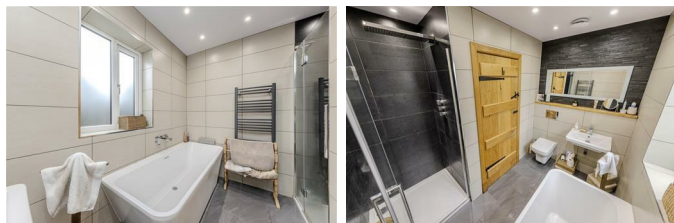
Inner Hall



Oak effect flooring. Traditional style radiator. Partially obscured uPVC window to the rear aspect. Understairs storage cupboard with oak doors. Cupboard housing the hot water cylinder and providing a useful storage space. Stairs leading to the first floor. Ceiling spotlights. Door leading into: –

Bathroom

9'0" x 5'1" (2.76 x 1.55)



Fitted with a luxurious suite comprising of double ended bath with wall mounted taps, low-level WC, wall mounted wash hand basin and shower cubicle with drencher shower head. Tiled flooring with under floor heating. Fully tiled walls. Wall mounted

heated towel rail. Wall mounted mirror with inset motion sensed lighting. Obscured the uPVC window to the rear aspect. Ceiling spotlights.

Lounge

15'7" x 11'10" (4.77 x 3.63)



Oak flooring. Traditional style radiator. Multifuel stove in a brick inset with feature stone surround. Sliding uPVC patio doors to the front aspect. Ceiling light. Two wall lights.

First Floor Landing



Oak flooring. Ceiling light. Loft access. Doors leading into: –

Bedroom One

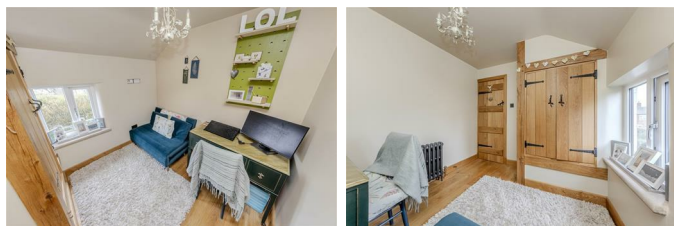
11'8" x 10'0" extending to 11'9" (3.57 x 3.07 extending to 3.59)



Oak flooring. Traditional style radiator. uPVC window to the front aspect. Three built in cupboards with oak doors providing ample hanging and storage space. Ceiling light.

Bedroom Two

8'5" x 8'2" (2.58 x 2.51)



Oak flooring. Traditional style radiator. uPVC window to the rear aspect. Built in storage with oak doors. Ceiling light.

Outside



The property is approached via a short footpath which leads from the lane, through a metal garden gate you enter the cottage garden through which a paved pathway leads to the front door. The garden is laid mainly to lawn, with a paved patio seating area, enjoying a good degree of privacy with hedged boundaries.

What3Words Location

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Agents Notes

Tenure: Freehold

Services: Mains electricity, water and drainage connected. Oil fired central heating.

Council Tax: Staffordshire Moorlands Band

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 15 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.

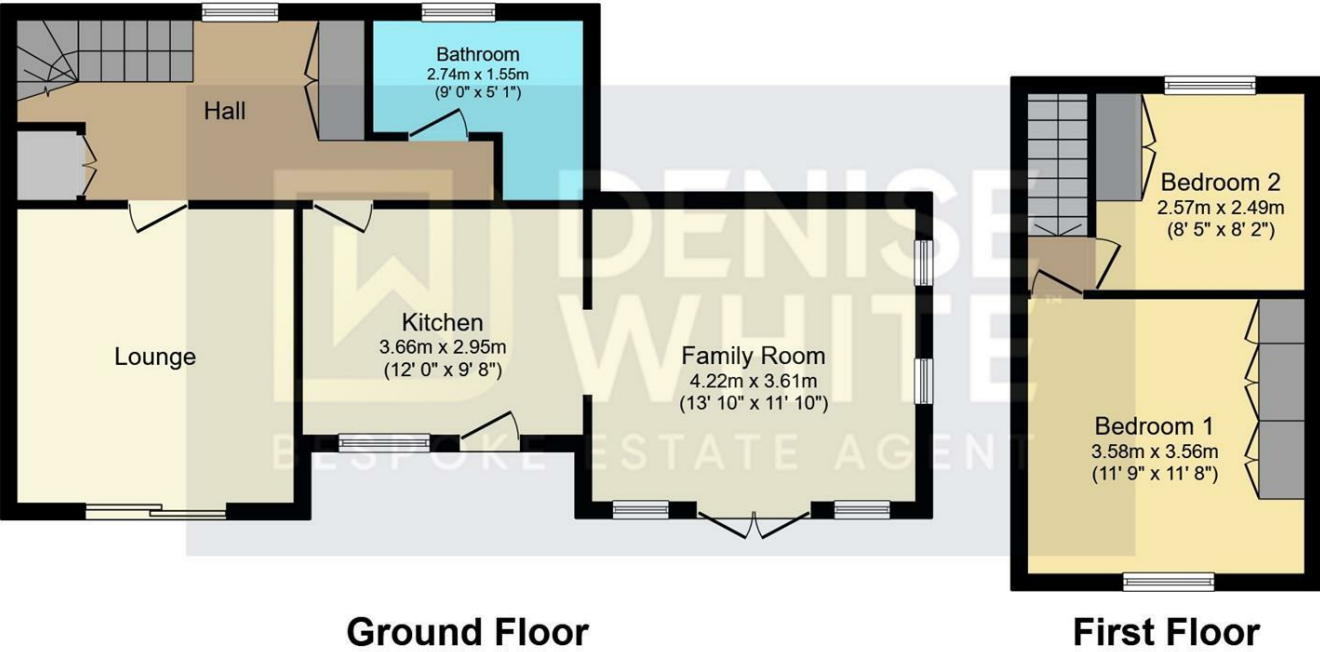
You Need A Solicitor!

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

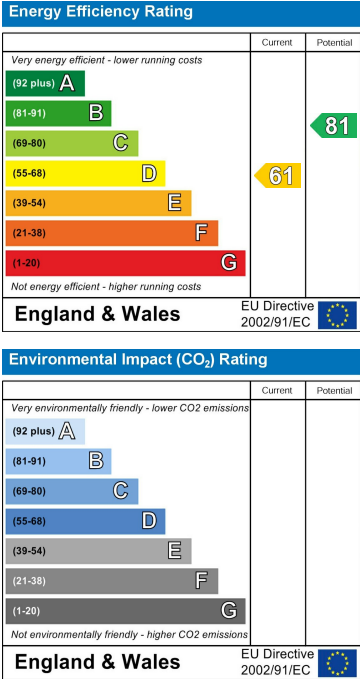


Total floor area 81.8 sq.m. (880 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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