



2 Robin Hill

Biddulph Moor, ST8 7NN



Price £205,000

Here at Carters we are pleased to present to the market this distinguished semi-detached stone cottage, situated in the sought-after semi-rural setting of Biddulph Moor. Enjoying far-reaching views across the surrounding countryside, the property offers an exceptional opportunity for purchasers seeking a residence of character and tranquillity.

Upon entry, the interior immediately impresses with its notable period detailing. Exposed stone walls, original timber beams, and carefully preserved architectural features create an atmosphere of refined rustic charm. The accommodation includes two generously proportioned reception rooms, each thoughtfully arranged to maximise comfort and functionality. The front living room provides an inviting space, ideal for quieter evenings, while the adjoining secondary living area is seamlessly connected to the kitchen, enhancing the flow and sociability of the home.

The kitchen itself is appointed with solid wood butcher-block work surfaces and complements the traditional aesthetic of the property, while offering practical modern convenience.

The first-floor accommodation comprises three well-sized bedrooms, each providing a restful environment enhanced by the cottage's inherent character. The high-quality four-piece bathroom suite further elevates the home, offering a luxurious, spa-inspired setting.

This exceptional stone cottage represents an outstanding blend of rural living and contemporary comfort. With its impressive original beams, exposed stonework, and beautifully presented interior, it stands as an exemplary choice for those wishing to experience the appeal of countryside living.

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Living Room.

8'10" x 21'5" (2.69m x 6.53m)

Hardwood entrance door to the front elevation. Two UPVC double glazed windows to the front elevation. Recessed ceiling down lighters. Electric fire available by separate negotiation. Built in under stairs storage cupboard. Cast iron radiator. Exposed original beams. Door leading to the stairs.

Kitchen / Living Space.

21'8" x 9'10" (6.60m x 3.00m)

Hardwood single glazed entrance door to the rear elevation. Fitted kitchen with a range of wall, base and drawer units and a built in breakfast bar. Solid wood butcher block work surfaces. Resin one and a half sink with a mixer tap and drainer. Space for a fridge freezer. Space and plumbing for a washing machine. Built in electric oven. Built in four ring electric hob. Built in extractor fan. Recessed ceiling down lighters. Feature wooden cladded wall. Feature lighting.

Electric fire available by separate negotiation. Radiator. Laminate flooring.

Downstairs W.C.

Low level w.c. Wall mounted wash hand basin with a tiled splash back. Tiled flooring.

Inner Hallway / Utility Area.

Space and plumbing for a washing machine. Space for a tumble dryer. Tiled flooring.

Stairs and Landing.

Sky lantern. Exposed original beams. Feature wall.

Bedroom One.

12' x 9' (3.66m x 2.74m)

UPVC double glazed window to the front elevation.

Three exposed original beams. Original exposed stone wall. Radiator.

Bedroom Two.

14'1" x 13' (4.29m x 3.96m)

UPVC double glazed window to the side elevation.

Bespoke fitted vanity/dressing table. Radiator.

Bedroom Three.

9'4" x 8'10" (2.84m x 2.69m)

UPVC double glazed window to the front elevation. Original exposed beams. Radiator.

Bathroom.

7'7" x 9'10" (2.31m x 3.00m)

Four piece fitted bathroom suite comprising of; shower cubicle with a wall mounted shower, panel bath, vanity basin unit with storage under and a low level w.c.

Fully tiled walls. Chrome heated towel rail. Extractor fan. Built in storage cupboard. Wall mounted mirror and lighting. Vinyl flooring.

Externally.

Externally there is a courtyard garden having timber decking and bespoke handmade wooden seating. There is a gravel area with stepping stones and a pergola over. The property also benefits from two allocated parking spaces.

Additional Information.

Freehold. Council Tax

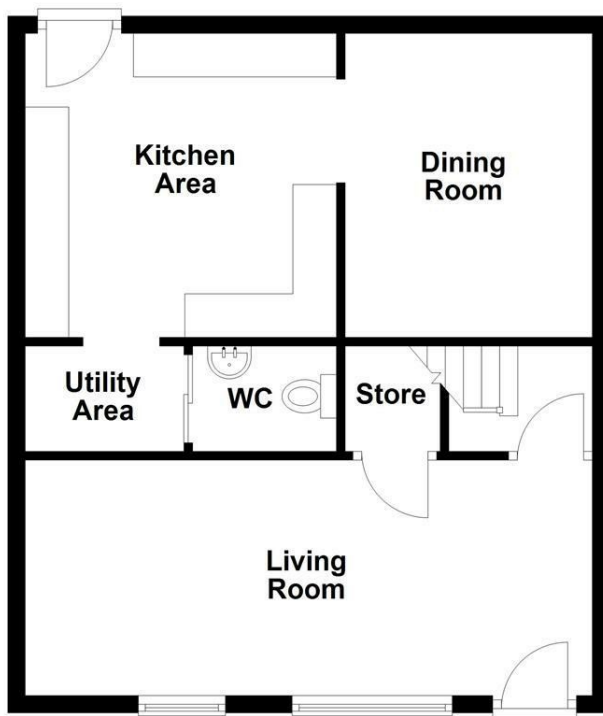
Band C.

Total Floor Area: 957 Square Foot / 89 Square Foot.

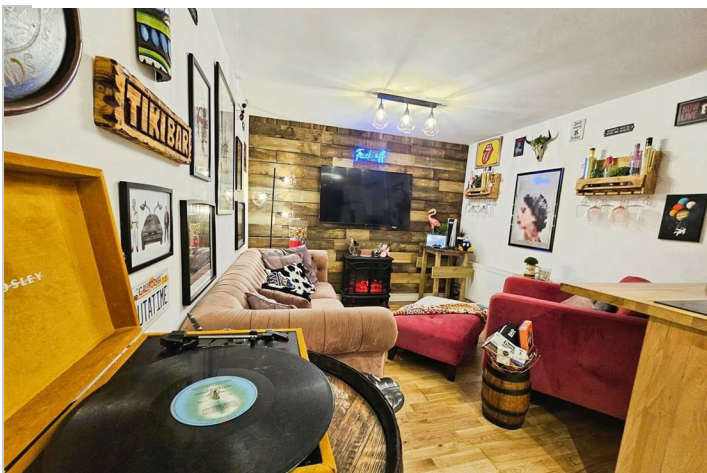
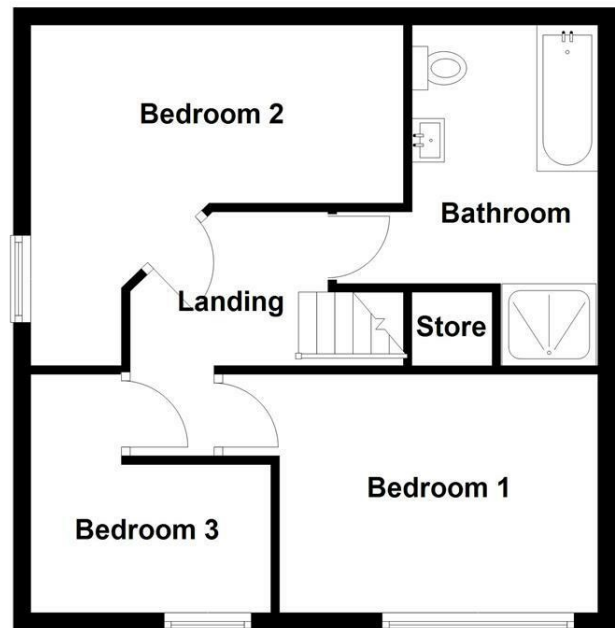
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Ground Floor



First Floor



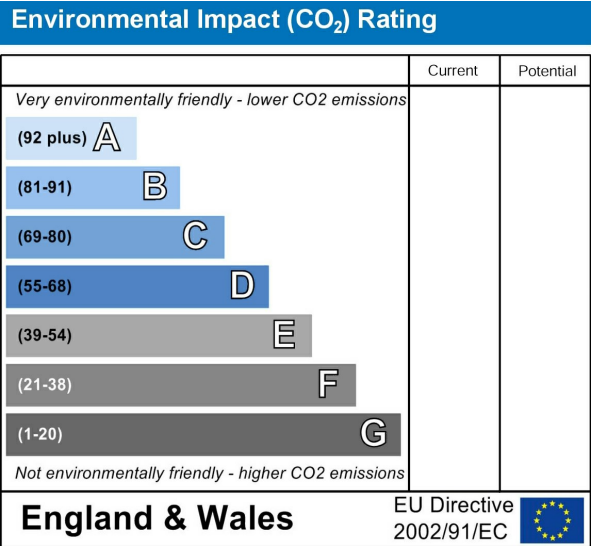
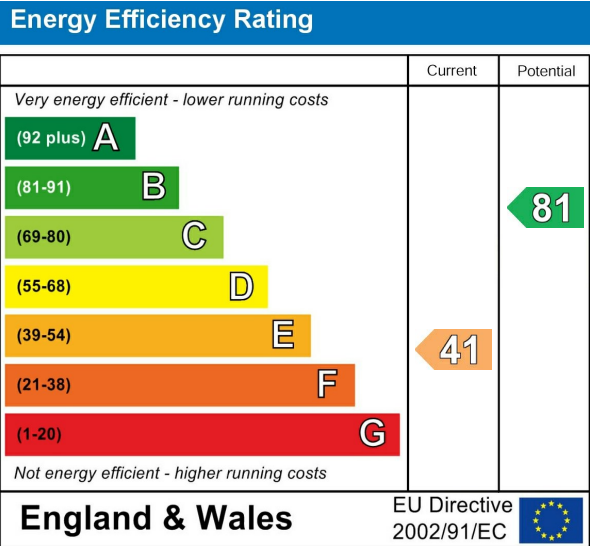
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.