



## Bluebell Cottage

Ref: 6480024

Reservoir Lane Dooley, Adbaston, Stafford, ST20 0RH

Freehold: £885,000

Detached property

Semi rural location

Previously registered for 4

Large Conservatory

Registration with OFSTED lapsed

CLD use. EPC rating - E



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## Description

The property is located in a semi rural position overlooking open countryside. The property is detached and has been extended to provide a large conservatory to the rear. Brick built construction with tiled roof.

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## Internal Details

The property has been decorated and furnished to provide comfortable and homely accommodation for children.



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## Other Floors

First Floor: two bathrooms, one with roll top bath and separate shower cubicle, four single bedrooms, staff sleep room which could be utilised as a further bedroom.

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## Ground Floor

Entrance hall, large kitchen with fitted units and tiled floor and dining area, two dayrooms, utility room with washers and dryer, separate w/c, office, conservatory.

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## Location

Located in the picturesque village of Doley in Staffordshire on the outskirts of Newcastle under Lyme. Stoke on Trent is approximately 18 miles to the north where a large range of amenities can be found.



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### External Details

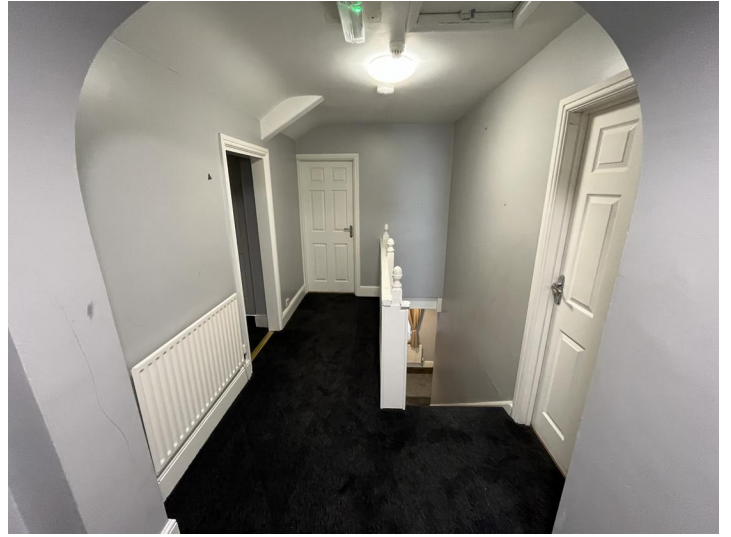
Gravel drive with ample parking to the front, to the rear is a large lawned garden, patio area and outbuildings currently used for storage.

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### The Opportunity

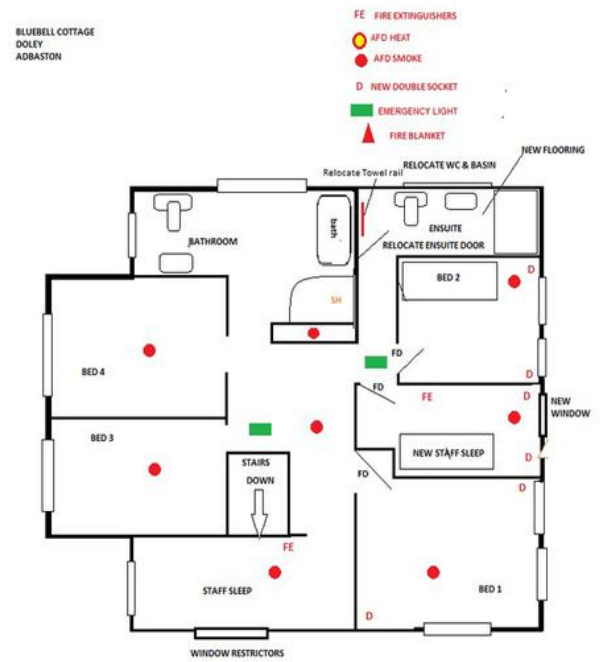
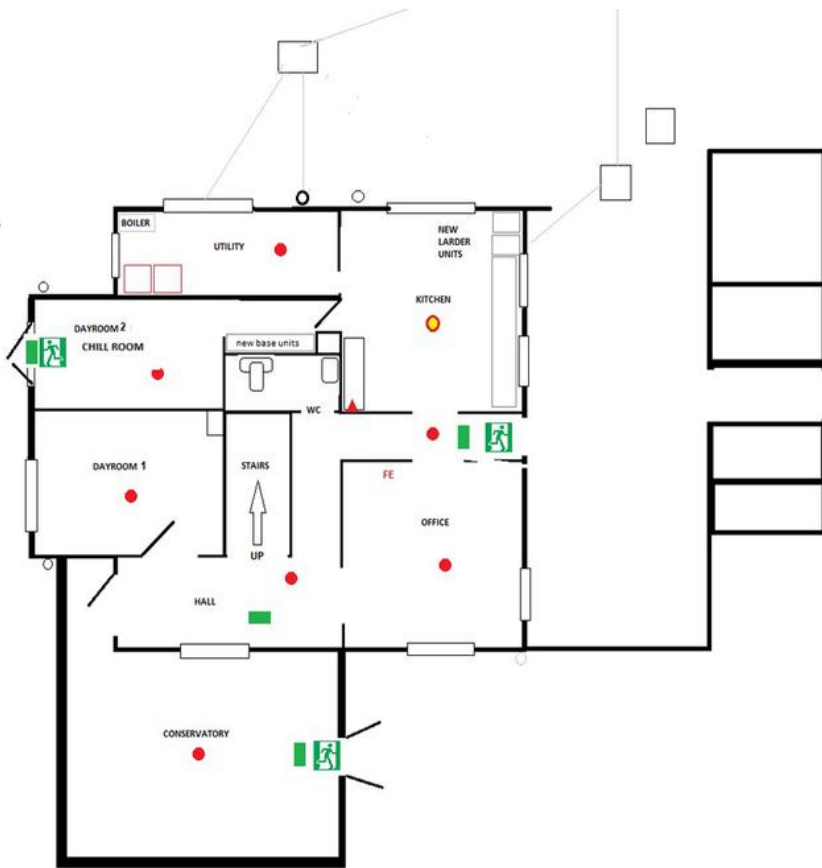
Another opportunity for operators in this space to acquire a semi rural property with CLD use.











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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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