



## Fairview Cottage Gun Battery Lane, Biddulph Moor, Stoke-On-Trent, Asking Price £395,000

- Detached Stone-Built Character Cottage
- Separate Study And Breakfast Kitchen
- Detached Double Garage With Electric Door
- Rare Opportunity With No Upward Chain
- Two Double Bedrooms, Both With En-Suite Bathrooms
- Ground Floor Cloaks/W.C
- Driveway And Ample Parking
- Open-Plan Lounge Diner With Glorious Views
- Located On A Quiet Country Lane
- Adjacent Generous Gardens With Uninterrupted Rural Outlook



# Fairview Cottage Gun Battery Lane, Stoke-On-Trent ST8 7NJ

A delightful opportunity to acquire a charming two bedroom, two bathroom, two reception room detached stone cottage, peacefully positioned along the picturesque and quiet Gunn Battery Lane in Biddulph Moor.

Set off the roadside, amidst open countryside and surrounded by rolling fields, this period home has delightful adjacent gardens, a detached double garage & driveway. This charming cottage is a true rural retreat, blending characterful architecture with spacious & flexible accommodation — ideal for those seeking a tranquil lifestyle without compromise.

Internally, the property retains a wealth of original charm, with exposed beams and stonework & a traditional fireplace providing a warm and welcoming ambiance.



Council Tax Band: E



### **Entrance Hall**

Having a hardwood double glazed front entrance door with obscured glazed leaded panelling and matching side panel. Wood effect Karndean flooring, radiator, exposed stonework and beams. Wall light point, under stairs store cupboard. Stairs off to first floor landing.

### **Open Plan Lounge/ Diner**

23'2" x 10'6"

Having triple double glazed windows to the side aspect overlooking the adjacent farmland. Wall light points, exposed beams to ceiling, niche, feature fireplace having a cast-iron working fireplace set upon a slate tiled hearth with timber mantle over.

### **Study**

7'10" x 7'5"

Having a double glazed leaded window to the rear aspect, radiator, wooden parquet flooring. Wall light points, exposed beams to ceiling.

### **Breakfast Kitchen**

14'10" x 10'2" reducing to 7'10"

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a one and a half bowl composite sink unit with mixer tap over. Integral electric combination oven and grill with separate halogen hob over and extractor fan. Space for fridge freezer, glazed display cabinet, part tiled walls, tiled floor. Plumbing for washing machine and dishwasher, double glazed window to the front and rear aspect. Worcester Bosch oil fired central heating boiler. Hardwood double glazed stable door to the side aspect.

### **First Floor Galleried Landing**

Exposed stonework, wall light point. Storage to eaves.

### **Bedroom One**

17'1" x 10'8"

Having dual aspect double glazed windows to both sides, built-in wardrobes, wall light point, exposed beams. Radiator.

### **En-Suite Bathroom**

10'6" x 7'4"

Having an enclosed corner set Jacuzzi style bath set upon a raised plinth. Inset wash hand basin set in vanity storage unit, low-level WC. Part tiled walls, radiator, Karndean flooring, double glazed obscured leaded window to the side aspect fully opening. Shaver point.

### **Bedroom Two**

14'9" x 10'2"

Having dual aspect double glazed leaded windows to the front and rear aspect each having far reaching views. Built-in wardrobes and bedroom furniture with incorporating dressing table and storage. Radiator, bedside tables and display shelving .

### **En-Suite Shower Room**

8'1" x 6'0"

Having an enclosed corner set shower cubicle with thermostatically controlled shower, WC, wash hand basin set in vanity storage unit. Radiator, double glazed obscure window to the rear aspect, recessed LED lighting and access to loft space to ceiling. Radiator.



## Externally

The property is accessible via a residential country lane.

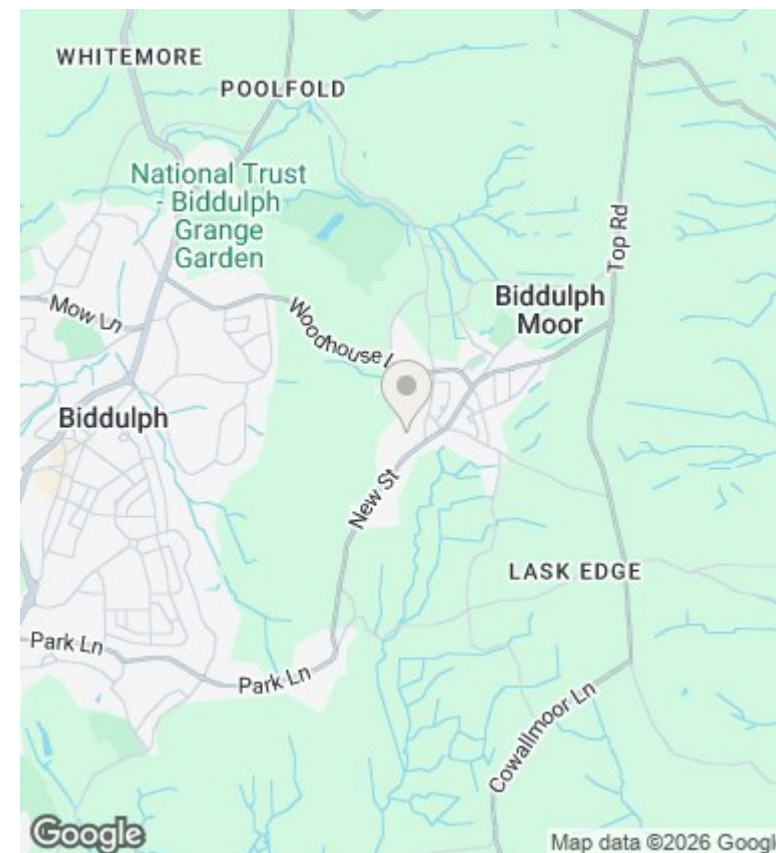
There is an enclosed courtyard immediately accessible from the property whilst adjacent to the cottage, there are generous sized gardens laid to lawn with feature borders and established trees, having far reaching views over Mow Cop and the Cheshire plane. There's also a detached garage with electric remote controlled door and a block paved driveway providing ample off-road parking.











## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		