



**Grey Cottage, Willslock, Uttoxeter. ST14 8NH**



**welcome to**

## **Grey Cottage, Willslock, Uttoxeter**

Bagshaws Residential advises early viewing is essential to appreciate the size and potential of Grey Cottage. Offering scope to further improve and extend (subject to permissions). Situated in mature extensive gardens and adjoining paddock.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Access to the property is gained via a private driveway leading to garages, off road parking and to:

**Entrance Door:**

Leading into:

**Entrance Porch:**

Having tiled flooring; window to the side elevation; leading into:

**Entrance Hallway:**

With stairs to the first floor accommodation; central heating radiator; doors off to:

**Lounge:**

21' 2" max x 11' 9" ( 6.45m max x 3.58m )  
Having feature fireplace with log effect fire; double glazed window to the front elevation; original feature lead window to the side elevation; central heating radiator.

**Dining Room:**

20' 5" max x 10' max ( 6.22m max x 3.05m max )  
Having double glazed window to the front elevation; central heating radiator.

**Breakfast Kitchen:**

18' 9" x 13' 8" ( 5.71m x 4.17m )  
A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated double oven; electric hob with cooker hood over; central heating radiator; window to the rear and side elevations; understairs storage cupboard; complementary wall and floor tiling; door leading into lobby to utility room and door leading into:

**Pantry:**

6' 3" x 4' ( 1.91m x 1.22m )  
With window to the side elevation; floor to ceiling shelving.

**Lobby:**

Having door leading outside courtyard; tiled flooring; storage cupboard; door to:

**Guest Cloakroom:**

With low level wc; central heating radiator; double glazed window to the rear elevation.

**Rear Lobby:**

Doors to front garden, garage one, breakfast kitchen and also to:

**Utility Room:**

11' 3" x 6' 8" ( 3.43m x 2.03m )  
Having sink and drainer set in a base unit; plumbing for washing machine; further appliance space; laminate flooring; double glazed window to the side elevation; door leading into:

**Workshop:**

22' 10" x 14' 7" ( 6.96m x 4.45m )  
With windows to side and rear elevations, power and lighting; connecting door to garage two.

**Garage One:**

16' 3" x 11' 3" ( 4.95m x 3.43m )  
With electric up and over door; window to side elevation; power and lighting

**Garage Two:**

15' 3" x 8' 4" ( 4.65m x 2.54m )  
Having manual up and over door; power and lighting; window to the side elevation; connecting door to workshop.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom:**

15' 10" x 11' 7" ( 4.83m x 3.53m )  
Having double glazed windows to the front and side elevations; fitted wardrobes; storage cupboard; central heating radiator.

**Bedroom:**

15' 8" x 10' ( 4.78m x 3.05m )  
With double glazed window to the front elevation; central heating radiator.

**Bedroom:**

15' 1" max x 9' 10" max ( 4.60m max x 3.00m max )  
Currently used a sitting room. Having double glazed windows to the rear and side elevations; central heating radiator.

**Bedroom:**

15' 5" max excluding door hallway x 9' 1" max excluding eaves ( 4.70m max excluding door hallway x 2.77m max excluding eaves )  
Currently used as a study. With double glazed windows to the front, rear and side elevations; eaves storage; central heating radiator.

**Shower Room:**

Having walk-in shower cubicle; low level wc; wash hand basin set in a vanity unit; complementary wall and floor tiling; storage cupboard; double glazed window to the rear elevation.

**Detached Garage Three:**

19' 10" x 15' 2" ( 6.05m x 4.62m )  
Having manual up and over door; power and lighting.

**Gardens:**

**Paddock:**

The paddock has separate access from the main road.

**Please Note:**

Photographs may have been taken using a wide angle lens.

The Electricity Board have right of access to electricity pylon.



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## Grey Cottage, Willslock, Uttoxeter

- Individually Built Detached Residence
- Adjoining Paddock with separate access
- Workshop and Three Garages
- Mature Gardens
- Total Plot 4.67 acres not verified

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers over

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109850 - 0003

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