

**Tinsley
Garner**
independent property expertise



Victoria Cottage, Moss Lane, Yarnfield, Stone, ST15 0PW



Asking Price £775,000

A fabulous family home surrounded by countryside in a convenient location a few moments drive from Stone. Victoria Cottage was built to a high specification and offers exceptionally spacious living space with room to accommodate the largest of families, featuring three reception rooms, conservatory and farmhouse kitchen, complemented by seven bedrooms and three bathrooms arranged over the first and second floors. The outside space is equally impressive occupying a circa 0.5 acre plot with beautifully landscaped gardens, large ornamental fish pool, oodles of parking and a four car garage / workshop. Great location convenient for Stone and every amenity the area has to offer and within easy reach of The Potteries, Stafford and M6 motorway.



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Enclosed Porch

Fully enclosed porch with half glazed outer door and quarry tile floor. Part glazed double inner doors opening through to the reception hall.

Reception Hall

A very spacious entrance which has a quarry tile floor throughout, turned wooden staircase to the first floor gallery landing, storage cupboard below.

Cloakroom & WC

Fitted with a white traditional style suite featuring WC & basin. Part ceramic tiled walls and quarry tile floor.

Lounge

23'9" x 17'6"

A large sitting room with glazed double doors leading through from the hall, two windows to the front of the house and French doors to the rear opening to the garden terrace. Brick built inglenook with wooden mantle, raised brick hearth and gas living flame stove. Wall lights and centre lights, TV aerial connection.

Family Room

17'6" x 11'8"

A cosy living space which has two windows to the front of the house and window to the side overlooking the garden. Brick built chimney breast with raised hearth, cast iron period style surround and open fire. Wall lights and centre lights, TV aerial connection.

Dining Room

13'0" x 11'7"

A good size dining room which has a window to the side of the house overlooking the gardens and French windows opening through to the dining room. Feature ceiling beams.

Conservatory

16'11" x 11'5"

A great addition to the living space with access from both the kitchen and dining room, overlooking the gardens and fish pool. Built on a brick base with wood effect upvc frame and French doors opening onto the gardens. Ceramic tiled floor and air conditioning unit.

Study

13'1" x 6'8"

A cosy study with an internal window off the hall, fitted bookshelves to two walls.

Kitchen

16'9" x 14'7"

A large farmhouse style kitchen featuring an extensive range of traditional style wall and base cupboards with oak cabinet doors and granite work surfaces. Matching island unit with granite counter top and breakfast table with seating for four people. Brick chimney breast with 'Leisure' range cooker with concealed extractor, integrated dish washer and microwave and housing for an American style refrigerator. Ceramic tiled floor and wall tiling between the work surfaces and wall cupboards. Windows to both sides and French doors through to the conservatory.

Utility

Wall and base cupboards with work surface and sink unit. Plumbing for washing machine and space for a dryer.. Ceramic tiled floor.

Rear Porch

Fitted base cupboards and larder unit. External door to the side patio.

Stairs and Landing

Turned wooden staircase with wooden handrail and barley twist spindles leading to a spacious part gallery landing. Window to the side of the house, stairs to the second floor and shelved airing cupboard.

Main Bedroom

17'1" x 13'7"

A spacious master bedroom with windows to two sides of the house and large walk-in closet. Wall mounted air conditioning unit. Radiator.

En-Suite bathroom

Featuring a white suite with oversize walk-in shower enclosure with glass screen and thermostatic shower, twin basins in vanity units, bath and WC. Ceramic wall tiling to full height. Heated towel radiator. Window to the side of the house.

Guest Bedroom

14'9" x 11'8"

Double bedroom with windows to the front and side of the house enjoying views over the gardens and surrounding countryside. Chimney breast with feature Victorian fire surround, built-in wardrobe to one wall. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising: oversize walk-in shower enclosure with glass screen and thermostatic shower, pedestal wash basin and WC. Ceramic wall tiling to half height. Window to the side of the house. Radiator

Bedroom 3

13'1" x 11'8"

Double bedroom with rear facing window. Built-in double wardrobe. Radiator.

Bedroom 4 / Gym

15'1" x 11'8"

Spacious double bedroom used by the present owners as a gym. Sauna cabin. Two windows to the front of the house with open views over farmland. Wood effect flooring. Radiator.

Bedroom 5

7'8" x 9'8"

Single bedroom with window to the front of the house. Built-in wardrobe. Radiator.

Family Bathroom

Fitted with a white suite comprising: bath, recessed shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to half height. Window to the rear of the house. Radiator.

Second Floor Landing

Bedroom 6 / Hobby Room

20'6" x 10'4"

Spacious attic room with two roof light windows to the rear. Fitted office furniture with desk unit and extensive storage. Radiator.

Bedroom 7 / Store

12'2" x 10'4"

Attic bedroom with roof light window to the rear. Radiator.

Outside

Victoria Cottage occupies a large plot extending in, approximately 0.5 acre, set in beautifully landscaped gardens with extensive planting and a large ornamental fish pool. The gardens are very private and enjoy a south westerly aspect with sunshine throughout the day. Plenty of space for outdoor living with deck area and lawns adjacent to the fish pool and a secluded paved patio area to the side of the kitchen.

Garage and Outbuildings

Extensive parking and a detached garage 6.00 x 5.74m (19'8" x 18'10") and adjoining workshop 5.74 x 4.16m (18'10" x 13'8").

Location

The house is located on the edge of the village of Yarnfield about 1.5 miles west of Stone. The A34 is within easy reach and Stone town centre is a little over 5 minutes drive.

General Information

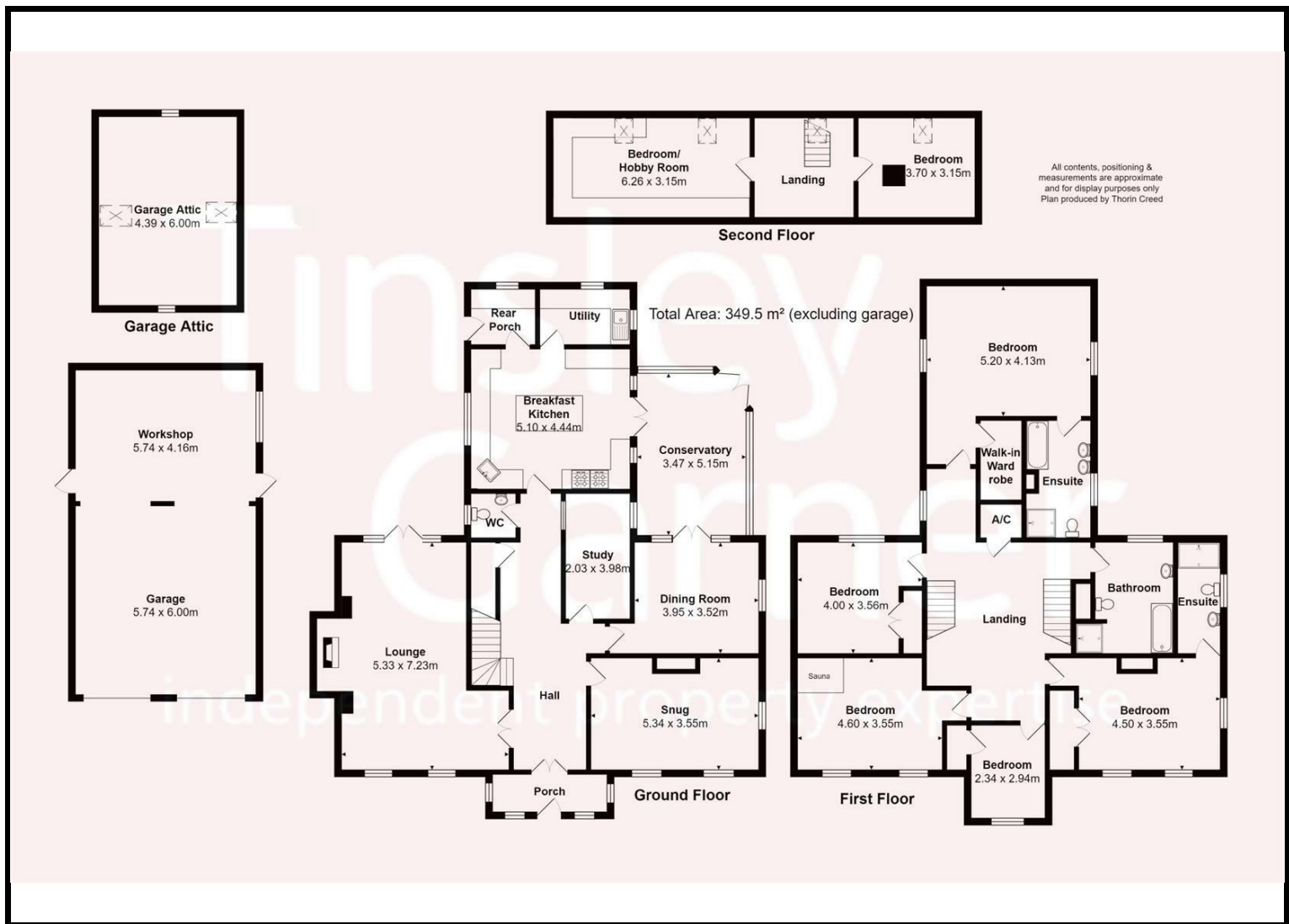
Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band G

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		55	69
EU Directive 2002/91/EC			