

**Tinsley
Garner**
independent property expertise



Holly Croft, Sharpley Heath, Hilderstone, Stone, ST15 8SJ



Offers Over £600,000

The don't make them like this any more! A detached cottage with outbuildings, set in about 1.35 acres of garden and paddock in an idyllic rural about half a mile from Hilderstone village. This is a lovely house in a lovely setting and whether you're looking for a peaceful retreat away from the hustle and bustle of the city or a cosy home to start a new chapter in your life, then Holly Croft offers the opportunity to do so. The house has been in the same family ownership for many years and is well maintained with a modern interior and benefits from oil fired central heating and upvc double glazed windows, but does nevertheless offer huge potential to extend or develop further and presents the perfect opportunity for future owners to stamp their own mark. In addition to the main house there are a range of domestic outbuildings together with a detached brick built 2 storey barn which would make an ideal workshop or potentially convert to a ancillary accommodation or a holiday let. A rare opportunity - viewing essential.



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Entrance Hall

Reception area with upvc part glazed front door leading through to the lounge.

Lounge

Window to the front of the house with lovely views over the garden, Chimney breast with stone fireplace and open fire. Radiator.

Sitting Room

The sitting room has a dual aspect with windows to the front & rear overlooking the gardens and courtyard. Chimney breast with period style fire surround, tile inset and hearth and open fire.

Kitchen

The kitchen features an extensive range of modern traditional style wall & base cupboards with cream 'shaker' style cabinet doors and oak wood block effect work surfaces with inset sink unit. Slot-in electric cooker with concealed extractor over, ceramic wall tiling and terrazzo floor tiles. Window to the side of the house and door to the rear porch. Radiator.

Enclsloed Rear Porch

Landing

Window to the side of the house and access hatch to loft space. Radiator.

Bedroom 1

Double bedroom with windows to the front and side of the house with garden views. Radiator.

Bedroom 2

Window to the front of the house with garden views. Radiator.

Bathroom

The bathroom features a modern white suite comprising; bath, pedestal basin & WC. Dual aspect with windows to both sides. Airing cupboard. Radiator.

Outside

The House occupies a large plot at the corner of Hall Lane extending in total to approximately 1.35 acres. The land is split between a formal lawn garden to the front of the house and an adjoining paddock. There are no neighbouring properties close by and hence the gardens enjoy total privacy. Access from the road to a courtyard parking area with space for several cars.

Domestic Outbuildings

Adjoining the house is a range of outbuildings comprising; coal store and two store sheds. outside WC facing the gardens

Detached Barn

Detached brick built two storey barn comprising; two garage / workshop bays, central store and single storey lean-to shed across the rear of the building. First floor storage over the main section of the building.

General Information

Services; Mains water & electricity. Oil fired central heating. Drainage to a septic tank located in the paddock. The septic tank is original and any investigations are to be undertaken by the purchaser.

Tenure; Freehold

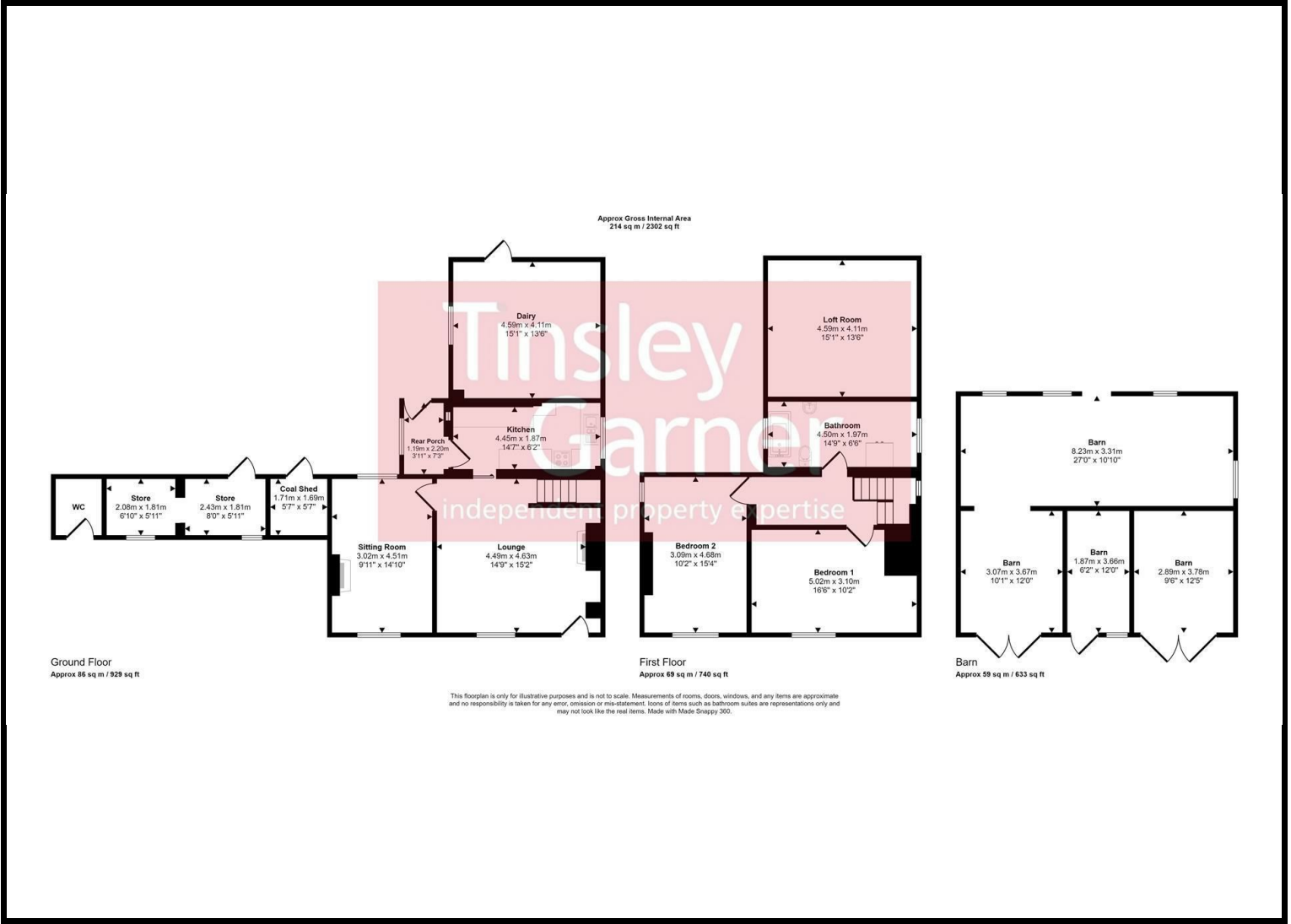
Council Tax Band D - Stafford Borough

Viewing by Appointment - Please note the property is occupied

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		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		21	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	