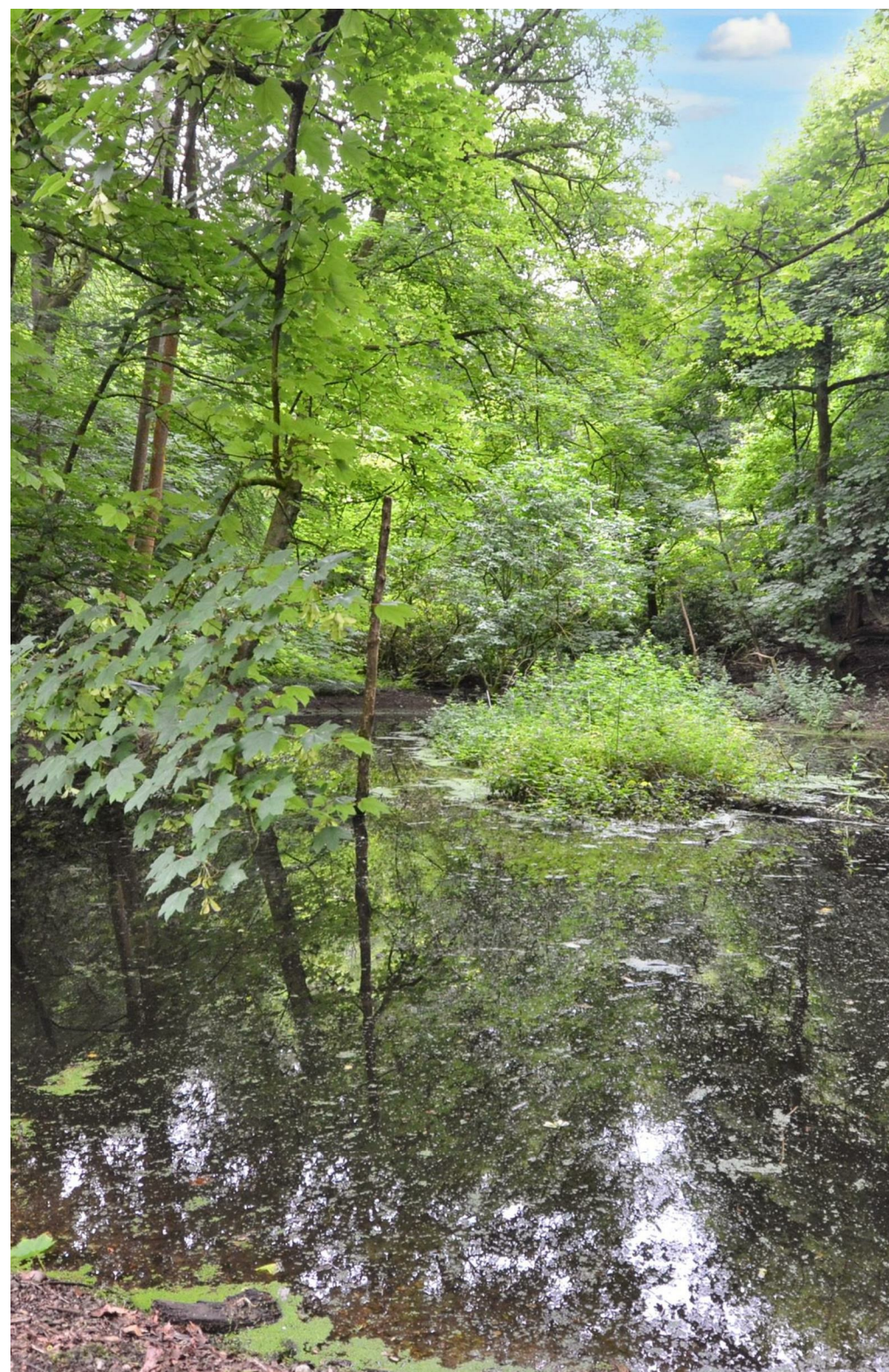




Wren's Nest Cottage, Stone Road, Tittensor, Staffordshire ST12 9HU





A quite extraordinary detached house in a Narnia unique opportunity to acquire one of the area's early days of the Duke of Sutherland's Trentham present owners who have been in residence for a fabulous family home which is beautifully preserved for every requirement of twenty-first century living. The contained annexe which is ideal for an independent garden extends to approximately 1.35 acres which includes areas of formal garden, a range of outbuildings and

Accommodation

Ground Floor

Entrance hall with turned staircase to the first floor overlooking the courtyard and gardens, quaint sitting room with space for casual dining. Rear hall, cloakroom on the ground floor in a separate 'wing' off the entrance furniture and window overlooking the courtyard and

First Floor

The staircase from the entrance hall leads to a ground courtyard. Two further double bedrooms, both of which overlook the courtyard & gardens. Second staircase leading to wardrobes and two dormer windows overlooking the

Annexe

The self-contained annexe is adjacent to the main house. Accommodation comprises; entrance hall, open plan living, double bedroom and bathroom. Adjoining utility room. The annexe is ideal for accommodating extended family

Domestic Outbuildings

The property has an extensive range of outbuildings including a garage, wooden workshop which has previously been used as a studio and a wooden 'house in the trees'.



Gardens

The gardens are best described as 'stepping into Narnia' and are as varied as they are extensive. Wren's Nest Cottage sits in a sunny hollow and is surrounded by natural woodland inter-woven with areas of formal garden and oodles of space for outdoor living and entertaining. There is a children's play area, steps leading to a raised wooden deck which is a great vantage point over the plot with accompanying tree house and woodland paths to a secret garden and a large natural pond. Some of the original features dating back to the days of the Duke of Sutherland's Estate include a priest's cave and subterranean ice house. The plot extends in total to approximately 1.35 acres.

The Area

Wren's Nest Cottage is hidden in plain sight on the edge of Tittensor village, mid-way between Stone and The Potteries. Tittensor village has a thriving community with a highly commended primary school, busy village hall and local shop / post office. Just over a mile away lies the spectacular Trentham Gardens where 725 acres of natural beauty, award winning gardens and ancient woodland lie in await of exploration, together with a unique outdoor shopping village and regular events. The renowned Wedgwood Visitor Centre, are is within 2 miles of the property and there are two popular golf clubs within 10 minutes drive.

Minutes away from the A50 and M6, the property is within easy commuting distance of The Potteries, Stone and Stafford. Ten minutes from Stone railway station and 7 miles to Stoke-on-Trent station: London Euston 1hr 40 mins, Manchester Piccadilly 45 mins, Birmingham New Street 40 mins.

Manchester, Liverpool, Birmingham and East Midlands airports are all within 1 hours drive of the property.

General Information

Services; Mains water, electricity & drainage. LP Gas central heating.

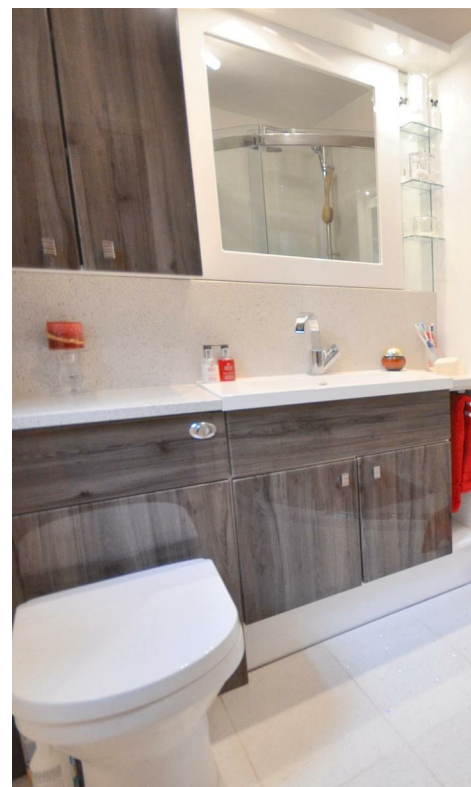
Council Tax Band E

Freehold asking price; £1,100,000

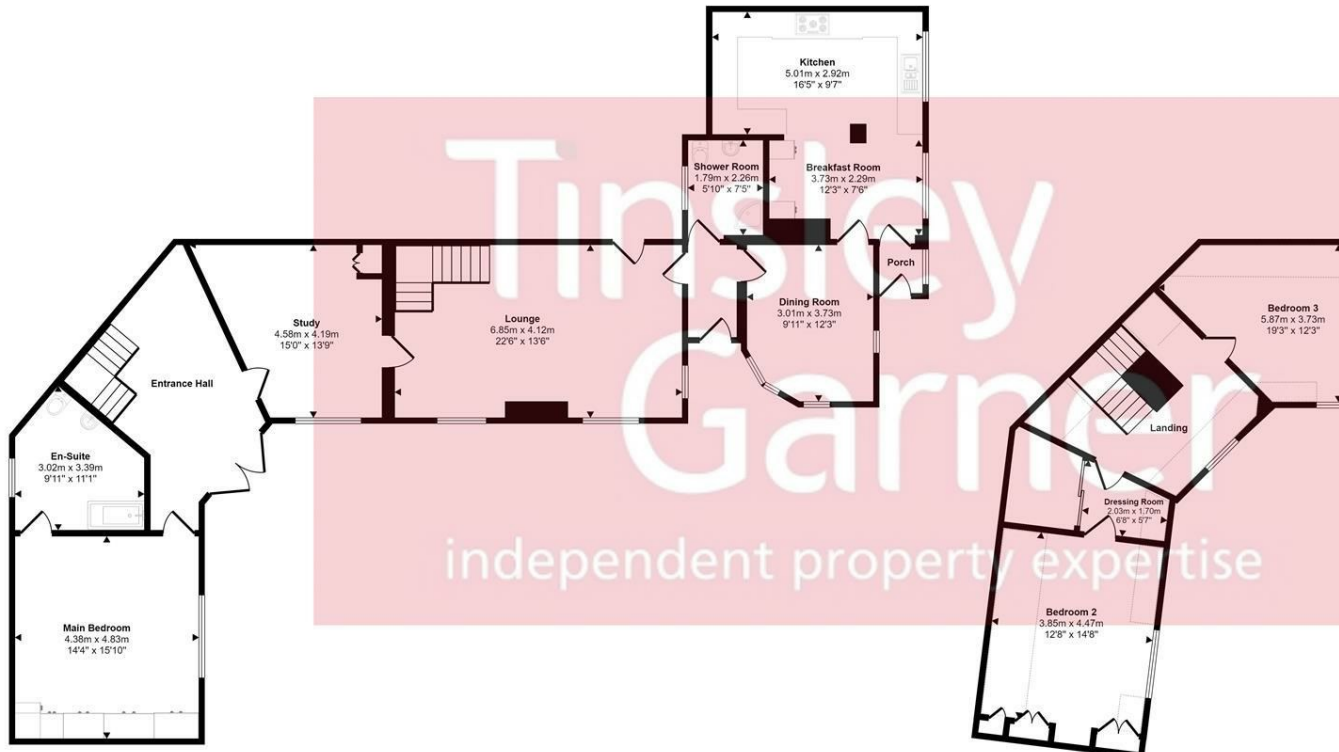
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
221 sq m / 2383 sq ft



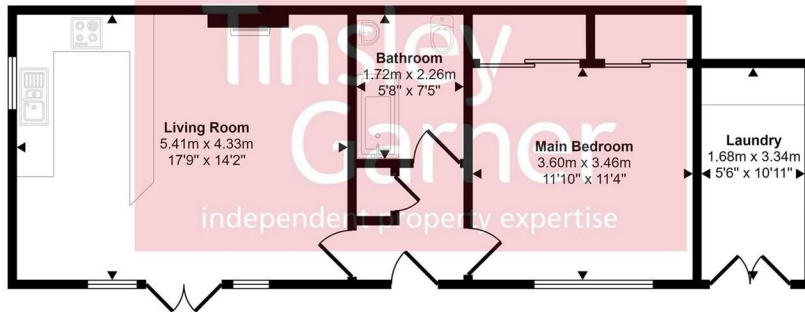
Ground Floor
Approx 136 sq m / 1485 sq ft

First Floor
Approx 85 sq m / 917 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
53 sq m / 575 sq ft



Floorplan

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current
(92 plus) A	52
(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	
EU Directive 2002/91/EC	





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