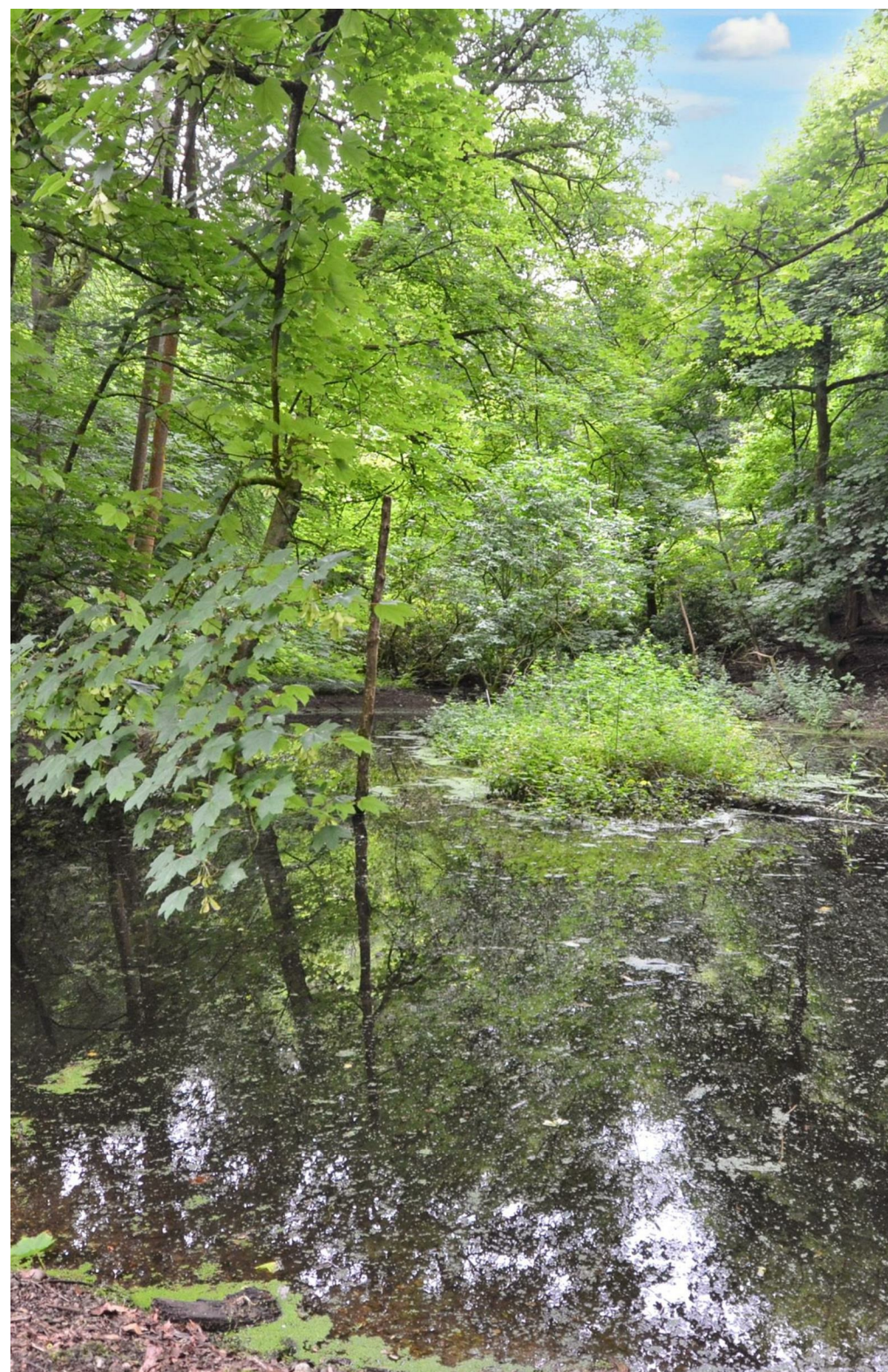




Wren's Nest Cottage, Stone Road, Tittensor, Staffordshire ST12 9HU

**Tinsley  
Garner**  
independent property expertise





A quite extraordinary detached house in a Narnia-like woodland setting. Wren's Nest Cottage represents a unique opportunity to acquire one of the area's most historic properties, parts of which date back to the early days of the Duke of Sutherland's Trentham Estate. The property has been a labour of love for its present owners who have been in residence for 27 years, transforming this once modest property into a fabulous family home which is beautifully presented throughout, retaining its period charm whilst catering for every requirement of twenty-first century living. The main house is complemented by an adjacent self-contained annexe which is ideal for an independent family member, holiday rental or long term let. The gardens extend to approximately 1.35 acres which is predominantly natural woodland interspersed with areas of formal garden, a range of outbuildings and even two caves.

#### Accommodation

##### Ground Floor

Entrance hall with turned staircase to the first floor gallery landing, Sitting Room with windows overlooking the courtyard and gardens, quaint semi-circular dining room, beautiful traditional style kitchen with space for casual dining. Rear hall, cloakroom and guest shower room. The master bedroom suite is on the ground floor in a separate 'wing' off the entrance hall consisting; bedroom with extensive fitted furniture and window overlooking the courtyard and en-suite bathroom.

##### First Floor

The staircase from the entrance hall leads to a gallery landing and dormer window overlooking the courtyard. Two further double bedrooms, both of which have fitted furniture and enjoy views over the courtyard & gardens. Second staircase leading off the sitting room to a large guest bedroom with built-in wardrobes and two dormer windows overlooking the gardens.

##### Annexe

The self-contained annexe is adjacent to the main house overlooking the courtyard and gardens. Accommodation comprises; entrance hall, open plan living space with adjoining traditional style kitchen, double bedroom and bathroom. Adjoining utility room on the end of the building with external access. The annexe is ideal for accommodating extended family, use as a holiday let or business use.

##### Domestic Outbuildings

The property has an extensive range of outbuildings suited to a variety of uses including; detached 2 car garage, wooden workshop which has previously been used as a photographic studio, storage container 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



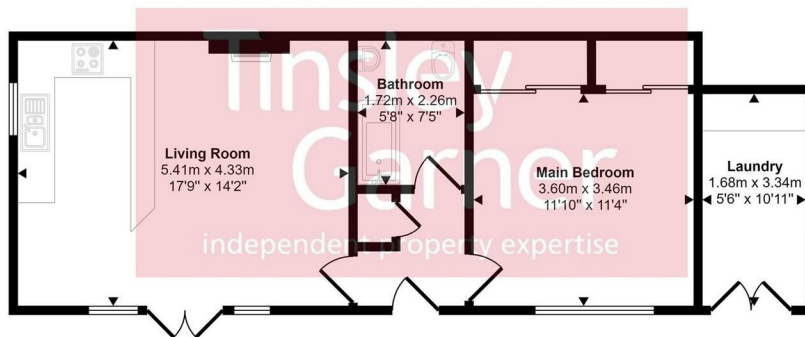
Ground Floor  
Approx 136 sq m / 1465 sq ft

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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