



Honeysuckle Cottage, Longton Road, Barlaston, ST12 9AA



Asking Price £185,000

A pretty terrace cottage in a popular and sought after village location mid way between Stone and The Potteries. Honeysuckle Cottage offers good size accommodation featuring two reception rooms, galley style kitchen and downstairs bathroom, combined with two double bedrooms. Outside features a pretty enclosed cottage garden and patio area to the rear with easy access to open countryside which is quite literally on the doorstep. The property is located at the heart of the village within strolling distance of a range of amenities and walking distance to the Downs Banks, Wedgwood Visitor Centre and Trent & Mersey canal. Excellent value for a house in this location.



01785 811 800

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Entrance Hall
Enclosed hallway with aluminium double glazed front door.

Sitting Room
A good size living room which features a chimney breast with period fireplace with wooden surround, decorative tile inset and hearth and living flame gas fire.. oak wood effect laminate floor. TV aerial connection. Radiator.

Inner Lobby
With staircase to the first floor landing.

Dining Room
Good size reception room with rear facing window overlooking the rear rear courtyard. Chimney breast with wooden period style fireplace with tile inset and hearth and open fire. Original butler's cupboard built into one chimney alcove, oak wood effect laminate floor. Radiator.

Kitchen
galley style kitchen which features a range of wall & base cupboards with work surface and inset 1½ bowl sink unit with mixer tap. Window to the side of the house. Radiator.

Rear Porch
With half glazed upvc outer door. Airing cupboard.

Bathroom
Fitted with a white suite comprising: bath with Victorian style mixer shower attachment, pedestal basin and WC. Ceramic wall tiling to half height, window to the side of the house. Radiator.

Landing

Bedroom 1
Double bedroom with window to the rear of the house enjoying far reaching views across the village and countryside beyond. Stripped wooden floor. Radiator.

Bedroom 2
Double bedroom with window to the front of the house. Radiator.

Outside
Small enclosed forecourt garden to the front of the house and to the rear there is a paved courtyard and adjoining garden with established shrub borders and wooden garden shed. Great location within strolling distance of village amenities and within a short walk of the Wedgwood visitor Centre and Downs Banks AONB.

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

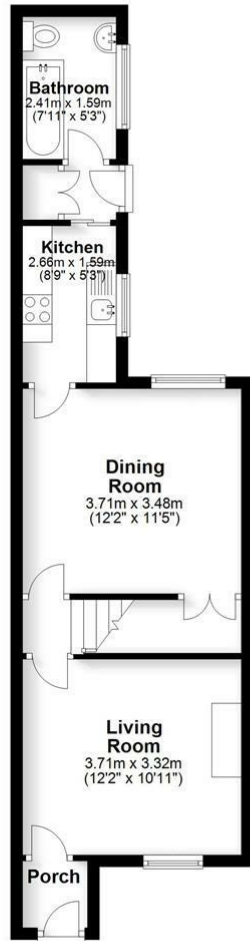
Council Tax band C

Viewing by appointment

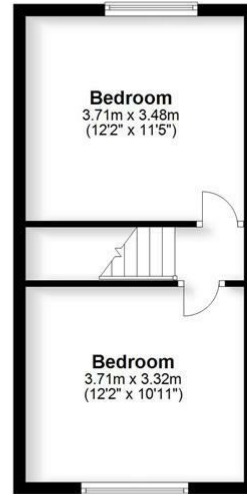
For sale by private treaty, subject to contract.
Vacant possession on completion.



Ground Floor



First Floor



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		