



Keeper's Cottage, Washdale Lane, Stone ST15 8UU

**Tinsley
Garner**
independent property expertise



Fabulous detached cottage in an idyllic semi-rural location strolling distance to the Downs Banks and canal and yet remarkably a little over a mile from Stone's bustling town centre. Standing in gardens extending to approximately 0.37 acres with breathtaking panoramic views.

A delightful country cottage with views as far as the eye can see! Keepers Cottage is in a unique location, seemingly miles from anywhere, strolling distance to the Downs Banks and Trent & Mersey canal tow path and yet just a little over a mile from the hustle and bustle of Stone town centre.

The property has been extensively updated, upgraded and improved by the present owners offering comfortable well appointed accommodation catering for every requirement of modern family living with twenty first century energy saving features. In addition to the main house there is also a self-contained annex, currently used as a music studio but with potential for a variety of alternative uses, subject to planning.

Keeper's Cottage occupies a large plot with gardens extending to approximately 0.37 acres featuring a south facing garden to the rear of the house, large lawned play area away from the main house and a secluded sun patio with outdoor heated swimming pool.

Extensive off road parking with two separate access points off Washdale Lane and a large wooden framed garage with integral workshop.





Entrance Hall
Wood effect part glazed upvc door. Staircase to the first floor landing. Radiator.

Sitting Room 14'10" x 11'9"
A lovely sitting room enjoying stunning views towards Stone Common Plot. Wide bi-fold doors to the rear opening to the garden and window to the front. Chimney breast with raised hearth, wooden mantle and wood burning stove. TV aerial connection. Radiator.

Kitchen 14'11" x 14'1"
The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and co-ordinating granite counter tops with inset Belfast ceramic sink unit. Chimney breast with inset electric range cooker and extractor. Fully integrated dish washer. Ceramic tiled floor with electric under floor heating. Window to the front of the house and opening through to the living room.

Living Room 18'9" x 14'11"
A bright and spacious living room with dual aspect to both sides, with windows and French doors opening to the gardens and patio leading to the swimming pool. Wooden floor, faux chimney breast with flame effect stove. TV aerial connection. Two radiators.

Rear Porch / Utility Room 7'11" x 5'8"
Wall and base cupboard with work surface and inset sink unit, plumbing for washing machine. Ceramic tiled floor. Half glazed composite 'Solidor' to the rear of the house.

Cloakroom & WC
White suite comprising: WC and basin, wall mounted LP gas fired central heating boiler. Ceramic tiled floor.

Landing
Window to the front of the house. Radiator.

Bedroom 1 15'5" x 14'11"
With views like this you may never wish to get out of bed! A spacious double bedroom with window to the side of the house and French doors to the rear opening to a small balcony. Radiator.

Bedroom 2 14'10" x 8'7"
Double bedroom with front and rear aspect, built-in wardrobes to one wall. Radiator.





Bedroom 3 11'10" x 8'1"

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

Bedroom 4 11'10" x 8'11"

Double bedroom with skylight window. Radiator.

Bathroom 9'3" x 6'11"

Stylish upgraded bathroom featuring a suite comprising: roll top bath with chrome mixer shower attachment, corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Wood effect flooring. Chrome heated towel radiator. Window to the rear of the house.

Studio 30'11" x 21'1"

A useful addition to the accommodation and suitable for a variety of uses, subject to any change of use planning consent that may be required. Currently used as a self-contained music studio. Brick built under a pitched tile roof, with windows front and rear and French doors to the rear. Wood effect flooring throughout and electric heating. Loft and external storage with up and over garage door.

Shower room

White suite comprising: walk-in shower enclosure with glass screen and electric shower, vanity basin and WC. Part ceramic tiled walls and wood effect flooring.

External Store 11'5" x 8'11"

With up and over garage door.

Garage 24'4" x 26'10"

Courtyard parking with wooden framed garage / store large enough to accommodate a small campervan. Integrated self contained workshop 4.42 x 2.12m (14'6 x 6'11) with electricity and water supply.

Outside

Secure driveway with wooden remotely operated gates opening onto a parking area which has space for a number of vehicles.

Gardens

Keepers Cottage occupies a large plot extending in total to approximately 0.37 acres. The gardens are split into three distinct areas with the lawn area immediately to the rear of the house enjoying complete privacy and elevated views to the rear overlooking farmland. Extensive lawn area / paddock to the rear of the studio with concrete hard standing area.

Swimming Pool

The pool is situated on a secluded raised patio at the side of the house with views over farmland. Inset modular heated swimming pool surrounded by a wooden deck and summer house housing the pool heating apparatus.

General Information

Services: Mains electricity. LP gas central heating. Drainage to a septic tank. Private water supply which is not metered and no charges are levied. Domestic energy is supplemented by solar panels which provide an index linked tax free income from the feed-in tariff, averaging £831 per annum over the past 2 years.

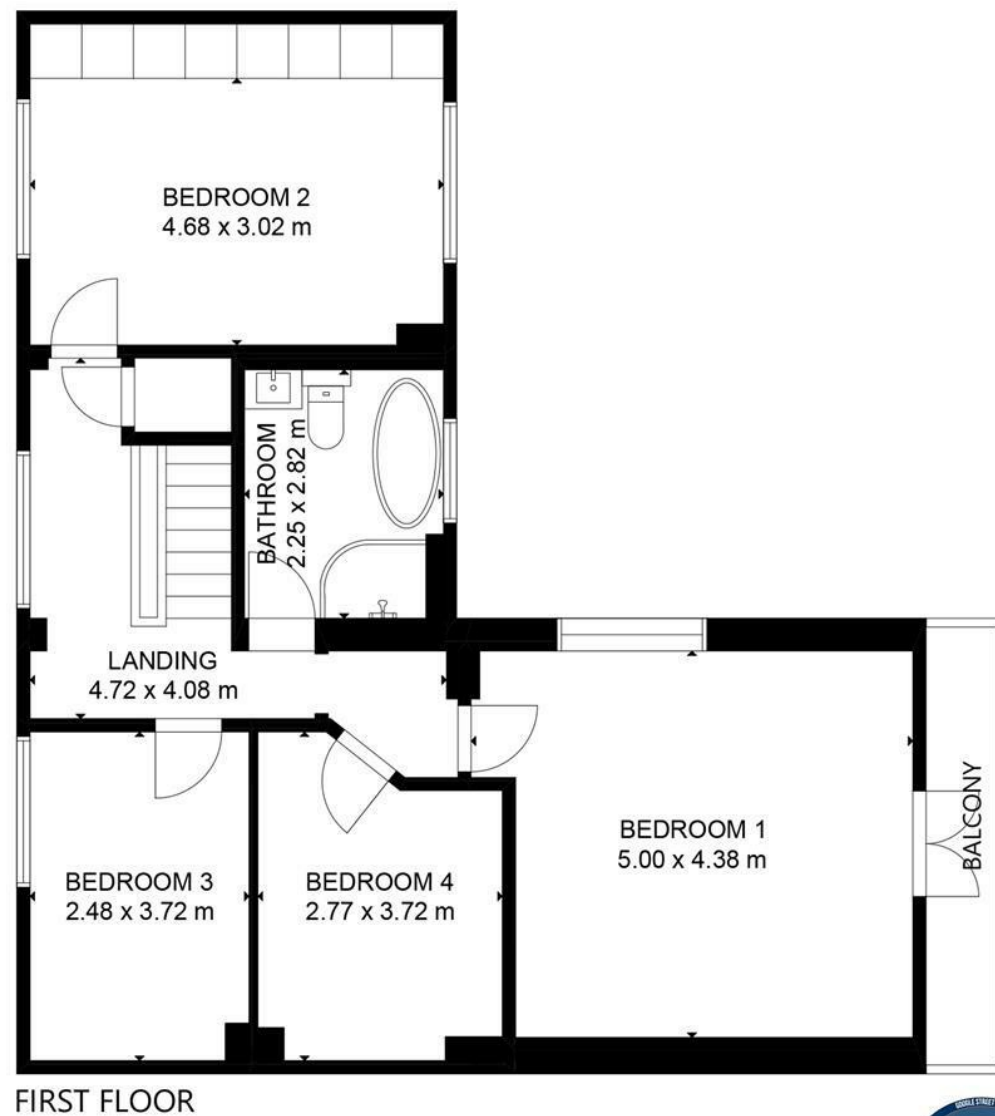
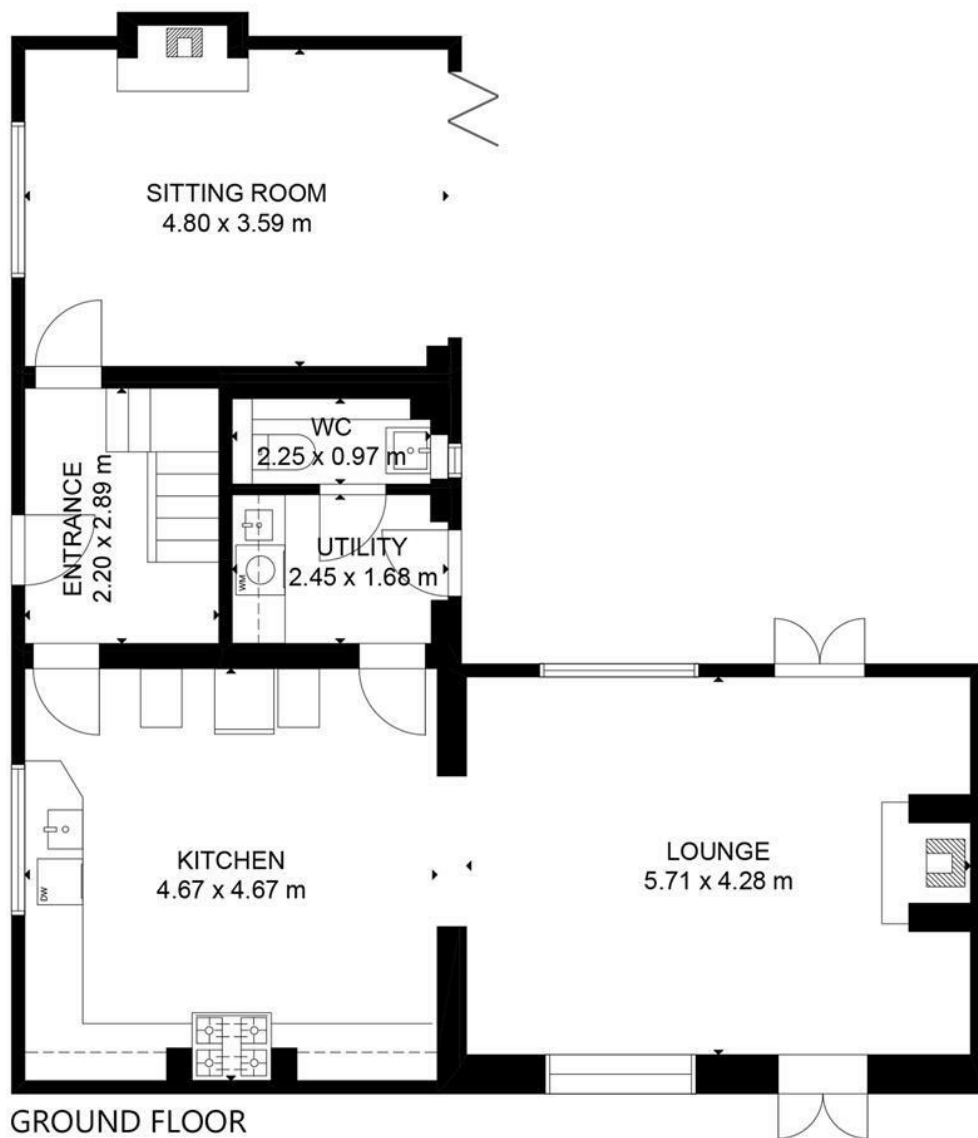
Tenure: freehold Council Tax Band D Viewing by appointment

Asking Price £795,000 For sale by private treaty, subject to contract. Vacant possession on completion.

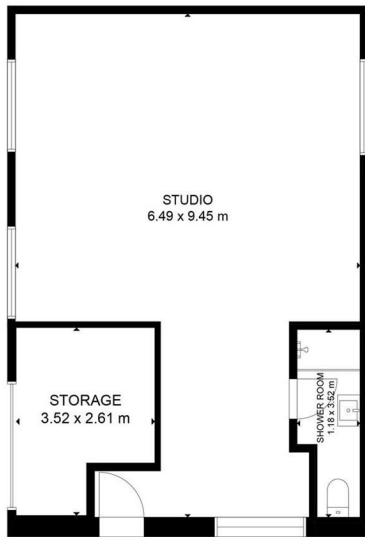






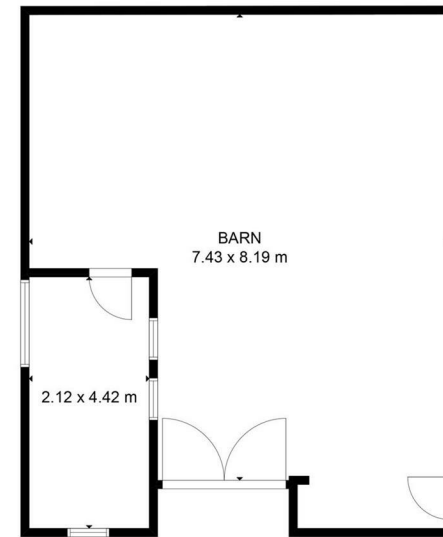


GROSS INTERNAL AREA
TOTAL: 159 m²
GROUND FLOOR: 81 m², FIRST FLOOR: 78 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



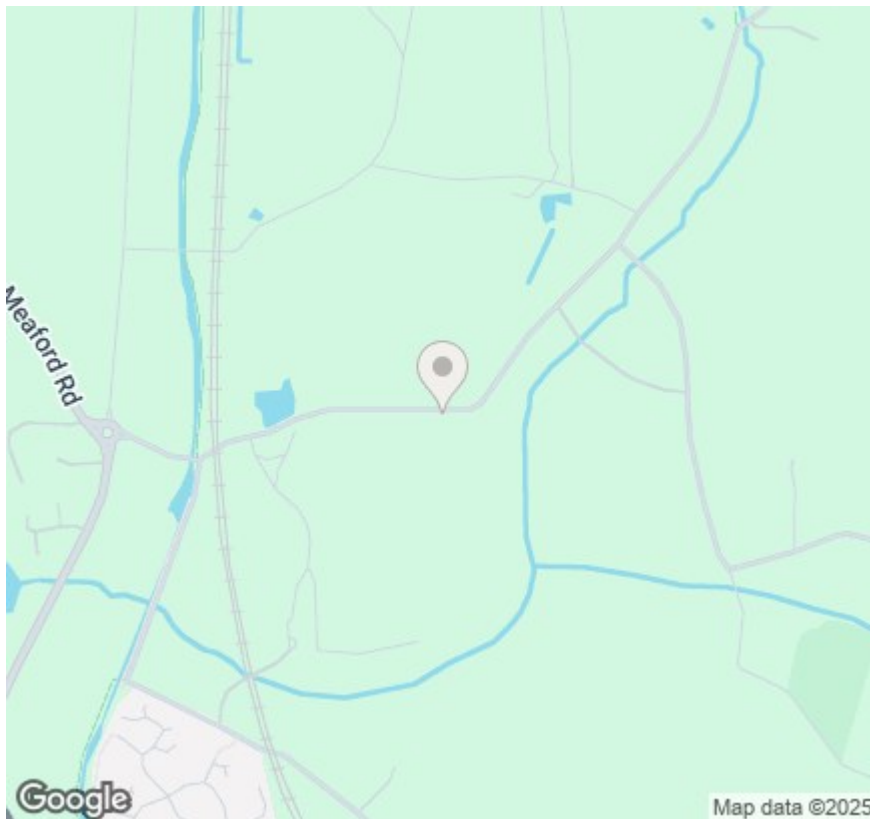
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