



The Curates Egg, Hollow Lane, Cheddleton, ST13 7HP.
Offers in the Region Of £475,000

Whittaker ^{Est. 1930}
& Biggs

Hollow Lane, Cheddleton, ST13 7HP.

The Curates Egg is a unique and individual four bedroom detached property, which is nestled within Cheddleton Village and boasts character and charm in abundance. The original part of the property is believed to date back to the 17th century circa, with the addition of further accommodation in the 18th century circa. The property has a prominent position within the village and is nestled within the conservation area. The current vendors have created a wonderful family home, which has a versatile layout, decor which creates modern living, whilst retaining those all important original features.

Accommodation is located across four floors, with the versatile layout having four reception rooms, well equipped kitchen, cellar and low maintenance garden. You're welcomed into the property via the hallway/utility area, this open space provides access to the lower ground floor level, via a spiral staircase and the cloakroom is located just off. The utility area has worksurface space, stainless steel sink and plumbing for a washing machine. To the lower ground floor level is currently an office space with games room off, but is also an ideal playroom for children.

The kitchen has a good range of units fitted units to the base and eye level, belfast sink, Rangemaster cooker, feature fireplace and stain glass, with ample space for a breakfast table and chairs. A glazed corridor connects the two parts of the dwelling and has double doors onto the rear garden, this low maintenance space currently has power for a hot tub. The living room incorporates a decorative fireplace, having cast iron surround, wood mantle and wood beams to the ceiling. You then walk into the sitting room, this excellent space is located in the centre of the home and provides access to the first floor and cellar area again has those decorative beams. The cellar room has a window to the front allowing natural light, power and light connected. A dining room completes the ground floor accommodation, this excellent space has a feature solid fuel fire, beams and access onto Hollow Lane.

To the first floor are three well proportioned bedrooms and a family bathroom. Bedroom two has a fireplace and bedroom three built in storage. The bathroom suite is very in keeping with the property, having traditional fittings which include a roll top bath, high level WC and radiator with towel rail.

To the second floor is where bedroom one is located, this 14ft room is very spacious and has built in storage.

Externally to the front is off road parking for a vehicle, patio area for a table and chairs and access to a further cellar. A viewing is highly recommended to appreciate this unique and desirable opportunity, the spacious/versatile layout, character/charm and excellent location.

Situation

The property is situated within the original part of Cheddleton village. Cheddleton is a sought after village just a short drive away from Leek town centre but within easy commuting distance of The Potteries, Macclesfield and Ashbourne. The popular Westwood Schools are also in the catchment area with a designated school bus pick up close by. Many village shops and country public houses are located within Cheddleton and also close to the St. Edwards Primary School. Churnet Valley Railway is a short walk away which also gives access to walks along the canal wayside.



Ground Floor

Hallway/Utility 15' 3" x 9' 6" (4.64m x 2.90m)

Wood window to the front elevation, wood door to the side elevation, worksurfaces, stainless steel sink unit, plumbing for washing machine, spiral staircase going down to the office/games room.

Lower Ground Floor

Office 14' 10" x 9' 5" (4.53m x 2.88m)

Wood window to the front and two windows to the side elevation, radiator.

Games Room 14' 6" x 7' 4" (4.43m x 2.24m)

Radiator.

Ground Floor

Breakfast Kitchen 15' 3" x 9' 4" (4.64m x 2.85m)

Range of fitted units to the base and eye level, feature stain glass window, wood beams, fireplace set on brick surround, tiled hearth and mantle. Two windows to the either side elevations, space for freestanding fridge/freezer, Belfast sink unit with mixer tap over, Rangemaster cooker with five ring hob.

WC 4' 10" x 3' 3" (1.47m x 0.99m)

Partly tiled, extractor fan, lower level WC with push flush, pedestal wash hand basin.

Inner Hallway

Window to the front elevation, window and double doors to the rear elevation providing access to the rear garden, radiator.

Living Room 12' 7" x 13' 5" (3.83m x 4.08m)

Wood beams, window to the front and side elevation, radiator, inset fireplace.

Sitting Room 10' 1" x 13' 3" (3.07m x 4.05m)

Window to the front elevation, staircase to the first floor, wood beams, stairs to the Cellar, radiator.

Cellar One 9' 0" x 13' 7" (2.75m x 4.14m)

Window to the front elevation, power and light connected.

Dining Room 12' 10" x 12' 10" (3.91m x 3.90m)

Wood beams, bay window to the front elevation, wood door to the front elevation, feature fireplace, radiator.

First Floor

Landing

Window to the rear elevation, stairs to the Second Floor.

Bedroom Two 12' 5" x 13' 7" (3.78m x 4.15m)

Window to the front and side elevation, radiator, ornamental fireplace.

Bedroom Three 12' 1" x 9' 1" (3.68m x 2.78m)

Window to the front elevation, radiator, two storage cupboards with fixed shelving and clothes rail, wood beams.

Bedroom Four 10' 1" x 8' 1" (3.07m x 2.47m)

Window to the front elevation, radiator.

Bathroom 5' 8" x 4' 11" (1.72m x 1.50m)

Partly tiled, wood window to the side elevation, traditional style WC, radiator with towel rail, bath set on claw feet with chrome shower over and mixer tap, pedestal wash hand basin, inset downlights.



Second Floor

Bedroom One 14' 8" x 14' 1" (4.47m x 4.30m)

Window to the front elevation, radiator, storage cupboard with fixed shelving.

Externally Externally

To the front is access to the cellar, patio area, off road parking for one vehicle, steps leading to the front door, outside light. To the rear is enclosed rear garden, Hot Tub, power and light connected, patio area.

Cellar 12' 9" x 10' 1" (3.88m x 3.07m)

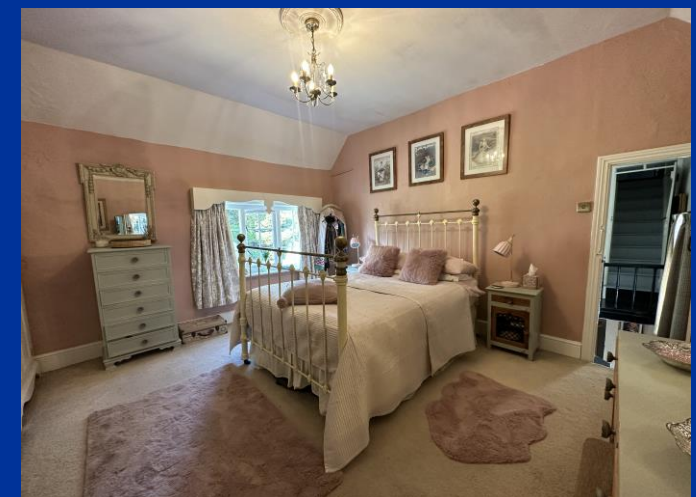
Door to the front elevation, power and light connected.

Note:

Council Tax Band: C

EPC Rating:

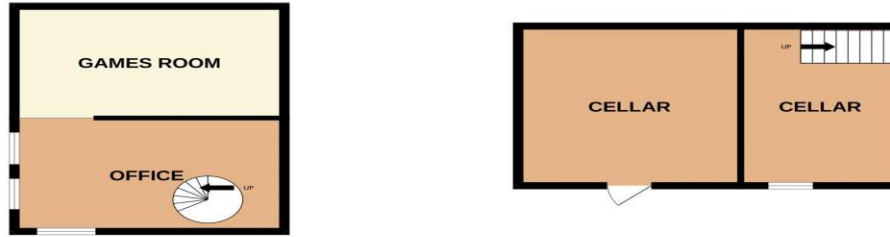
Tenure: believed to be Freehold



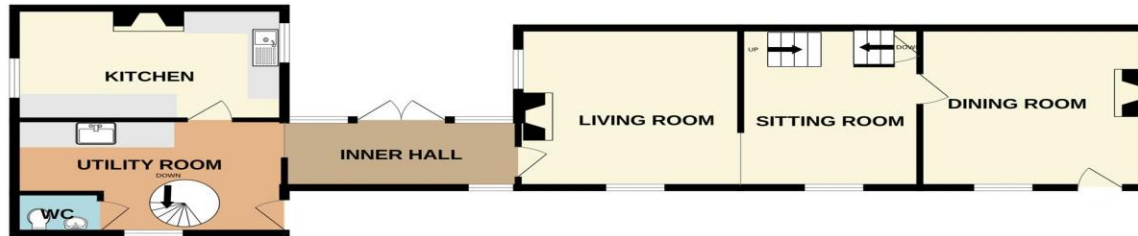




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Directions

From our Derby Street, Leek, office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road out of the town and through the village of Leekbrook. Continue into Cheddleton taking the first turning right into Hollow Lane and the property is situated on the left hand side identifiable by a Whittaker & Biggs For Sale board.

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