



Hulme Lane, Werrington, ST9 0DE.  
OIRO £600,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Hulme Lane, Werrington, ST9 0DE.

This stunning four bedroom detached property is located in a much sought after area with uninterrupted rural views.

You are welcomed into the property via the porch that leads to the breakfast kitchen. Perfect for entertaining, this space has a large island unit, solid oak worktops, Belling extractor hood, Belling range oven, integral Neff dishwasher, ceramic undermount sink, integral fridge freezer along with purpose built storage and plumbing for a concealed washing machine and tumble dryer. The original beams provide character and authenticity.

To the right of the kitchen is a snug room, whilst to the left is a formal dining room. Oak doors, wood flooring and a multi fuel burner with brick surround make this an impressive space. A useful WC with a feature vanity sink and stairs be found in the dining room as well as the stairs to the first floor.

Next is the calm and tranquil sitting room. Again, there is a multi fuel log burner to relax around and oak glazed double doors that lead to the drawing room beyond.

The drawing room features an exquisite, art deco style cast iron open fireplace and is flooded with light thanks to the French doors that lead to the front of the property.

To the first floor there are four well proportioned bedrooms with the principal bedroom benefitting from an en-suite bathroom. Here there is a free standing, roll top slipper bath and a Velux skylight that provides plenty of light, yet ensures complete privacy.

There is also a shower room to the first floor which has an incredible oak vanity sink surround with storage above.

Externally, the property is approached by a large block paved driveway suitable for multiple vehicles with a triple garage proving parking for additional vehicles. There is a large area laid to lawn and breathtaking rural views beyond.

A viewing of this unique property is highly recommended to appreciate the views, size and fabulous finish throughout.



## Ground Floor

### Entrance Porch 4' 4" x 4' 2" (1.31m x 1.28m)

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, storage cupboard, electric radiator, inset ceiling spotlights.

### Kitchen/Breakfast Room 18' 9" x 14' 1" (5.72m x 4.29m)

UPVC double glazed door to the frontage, 2 x UPVC double glazed window to the rear, UPVC double glazed window to the frontage, range of units to the base and eye level, island unit, solid oak worktops, Belling extractor hood, Belling range oven, integral Neff dishwasher, ceramic undermount sink, chrome mixer tap, integral fridge freezer, purpose built storage and plumbing for concealed washing machine and tumble dryer, ceiling spotlights, original beams, radiator.

### Snug 14' 6" x 8' 6" (4.43m x 2.58m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights, original beams.

### Dining Room 19' 9" x 14' 1" (6.02m x 4.29m) Max measurement

UPVC double glazed door to the frontage, 2 x UPVC double glazed windows to the frontage, stairs to the first floor, multi fuel log burner, tiled hearth, brick surround, wood lintel, WC off.

### WC 4' 10" x 4' 7" (1.48m x 1.40m)

Low level corner WC, vanity stone wash hand basin, chrome mixer tap, extractor fan.

### Sitting Room 20' 11" x 14' 3" (6.38m x 4.35m)

2 x UPVC double glazed windows to the rear, 2 x radiators, understairs storage, multi fuel log burner, tiled hearth, oak glazed double to the drawing room.

### Drawing Room 16' 1" x 13' 9" (4.89m x 4.18m)

UPVC double glazed French doors to the side aspect, 2 x UPVC double glazed sidelight windows, multi fuel fire, Art Deco style cast iron surround, built in storage cupboards, radiator.

## First Floor

### Landing

Loft access, inset ceiling spotlights, original beams.

### Bedroom One 13' 1" x 10' 9" (3.98m x 3.27m)

UPVC double glazed window to the side aspect, radiator, original beams, en-suite.

### En-suite 9' 8" x 5' 3" (2.95m x 1.59m)

Velux skylight, free standing roll top slipper bath, chrome telephone style mixer tap and hand held shower attachment, low level WC, pedestal wash hand basin, vintage style radiator, inset ceiling spotlights, extractor fan, part tiled.

### Bedroom Two 16' 0" x 12' 3" (4.87m x 3.73m) Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, built in wardrobes, eaves storage, radiator, inset ceiling spotlights, original beams.

### Shower Room 11' 0" x 4' 5" (3.35m x 1.35m)

UPVC double glazed window to the frontage, shower enclosure, chrome rainfall shower head, wall mounted chrome telephone style mixer tap, chrome handheld shower attachment, low level WC, vanity wash hand basin, chrome mixer tap, fully tiled, inset ceiling spotlights, extractor fan.

### Bedroom Three 14' 4" x 7' 11" (4.37m x 2.42m)

UPVC double glazed window to the frontage, radiator.

### Bedroom Four / Dressing Room 11' 0" x 6' 3" (3.35m x 1.90m)

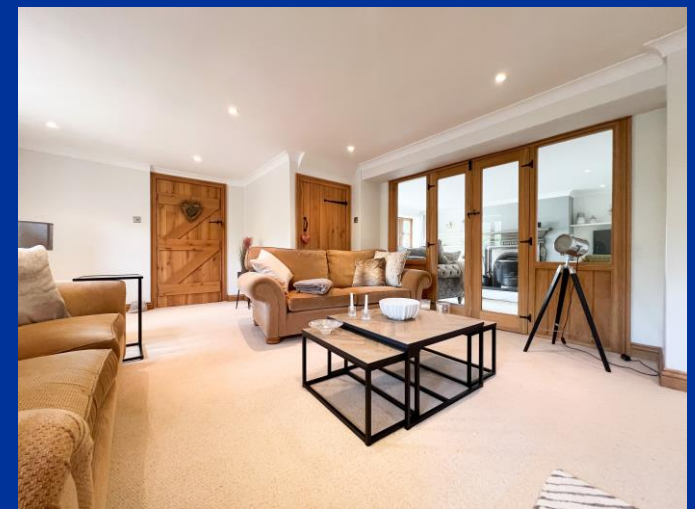
UPVC double glazed window to the rear, radiator.

### Externally

To the frontage, block paved driveway, mature trees, fence boundary, rural views. To the side, area laid to lawn, area laid to gravel, fence boundary, rural views, triple garage. To the rear, area laid to gravel, fence and hedge boundary.

### Garage

Triple garage, power and light, wooden doors.



Note:

Council Tax Band: F

EPC Rating: TBC

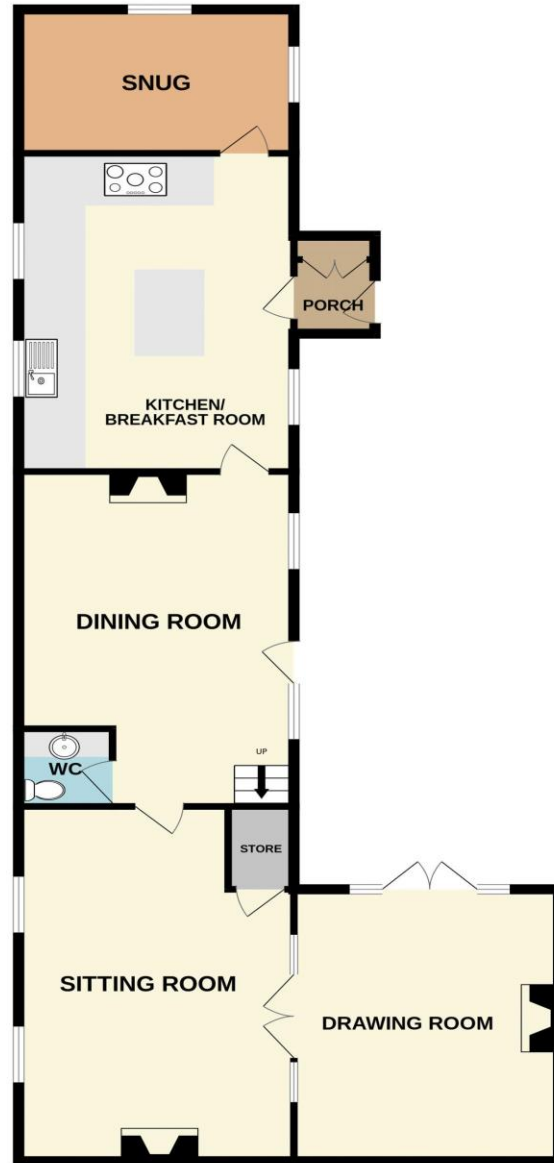
Tenure: Believed to be Freehold







GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street. Proceed to the traffic lights turning left onto the A520 Cheddleton Road. Follow this road passing through the villages of Leekbrook, Cheddleton and Wetley Rocks. Upon reaching the Cellarhead traffic lights, turn right into the A52 Cellarhead Road. This road then becomes Ashbank Road. Turn left at the set of traffic lights onto Salters Lane then take the first right hand turning onto Hulme Lane where the property is situated on the left hand side identified by a Whittaker & Biggs 'For Sale' sign.

## Situation

This detached home with uninterrupted rural views is situated in the popular area of Werrington and is well placed for commuting to Leek, Cheddleton and The Potteries.

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