



Ball Lane, Brown Edge, ST6 8SW.
OIRO £385,000

Whittaker
& Biggs

Est. 1930

Ball Lane,

Brown Edge, ST6 8SW.

Keepers Cottage is a rare and unique opportunity to purchase a characterful cottage which is positioned in a stunning location, having exceptional views.

The property is nestled on a substantial plot, with gardens to the front/sides and an impressive driveway to the rear, providing off street parking for a number of vehicles and having a large concrete sectional garage.

You're welcomed into the property via the entrance porch, which is located to the side, then through to the L-shaped kitchen/dining room. This room is where the exceptional views can be admired and has ample room for a dining table and chairs and a well equipped kitchen.

The hallway is located within the centre of the cottage, with stairs to the first floor and providing access to the 19ft living room, having feature wood beams and fireplace.

To the first floor the landing provides access to the two bedrooms, both having fitted wardrobes and a contemporary shower room.

The shower room has a good range of fitted cupboards, WC, vanity sink and a corner shower enclosure with electric shower, a further cupboard houses the immersion heated tank.

Externally to frontage is a gated access, walled boundary, area laid to patio which continues to the sides, with an area laid to lawn. The tarmacadam driveway to the rear is accessed via Ball Lane, houses the garage which has power and light incorporated and an outhouse which houses the gas fired boiler.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes stunning location, plot size and further potential.



Ground Floor

Porch 3' 7" x 2' 7" (1.10m x 0.8m)

UPVC double glazed door to the side aspect, wood glazed door to the side aspect.

Hall 10' 5" x 5' 5" (3.18m x 1.66m)

UPVC double glazed window to the side aspect, under stairs storage, radiator, stairs to the first floor.

Living Room 19' 1" x 11' 2" (5.81m x 3.40m)

3 x UPVC double glazed windows to the frontage, feature timber beams, electric fire with stone surround and tiled hearth, 2 x radiators, wall lights, glazed window to the rear.

Kitchen/Diner 19' 7" x 13' 5" (5.96m x 4.10m) Max measurement

UPVC double glazed bay window to the rear, units to the base and eye level, stainless steel sink and a half with drainer, extractor fan, four ring gas hob, electric fan assisted oven, space and plumbing for a washing machine, space for a free standing fridge freezer, tiled splash backs, UPVC double glazed window to the side and rear 2 x radiators.

First Floor

Landing 10' 2" x 6' 7" (3.09m x 2.00m)

UPVC double glazed window to the side aspect, wall lights.

Bedroom One 11' 8" x 11' 2" (3.55m x 3.41m)

UPVC double glazed window to the frontage, fitted wardrobes, wall lights, dressing table, bedside tables, radiator.

Bedroom Two 11' 2" x 7' 0" (3.40m x 2.13m)

UPVC double glazed window to the frontage, radiator, built in wardrobe, wall lights.

Shower Room 10' 2" x 8' 4" (3.09m x 2.54m)

UPVC double glazed window to the side aspect, shower enclosure with electric shower, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, built in storage cupboard housing the emersion heater water tank.



Externally

To the rear, tarmacadam driveway, wall boundary, fence boundary, area laid to gravel, concrete sectional garage, black paved area of driveway, outside tap,

To the right side aspect, area laid to lawn, walled boundary, outhouse housing a gas fired boiler, steps to the frontage, mature trees.

To the left side aspect, patio area, area laid to lawn, well stocked borders, courtesy light, views of the neighbouring countryside. To the frontage, gated access, wall boundary, paved path, raised bedding area, dry stone wall, well stocked borders.

Garage 10' 4" x 25' 10" (3.15m x 7.87m)

Concrete sectional construction, up-and-over door, windows to the side and rear, pedestrian door to the side, power and light.

Note:

Council Tax Band: D

EPC Rating: TBC

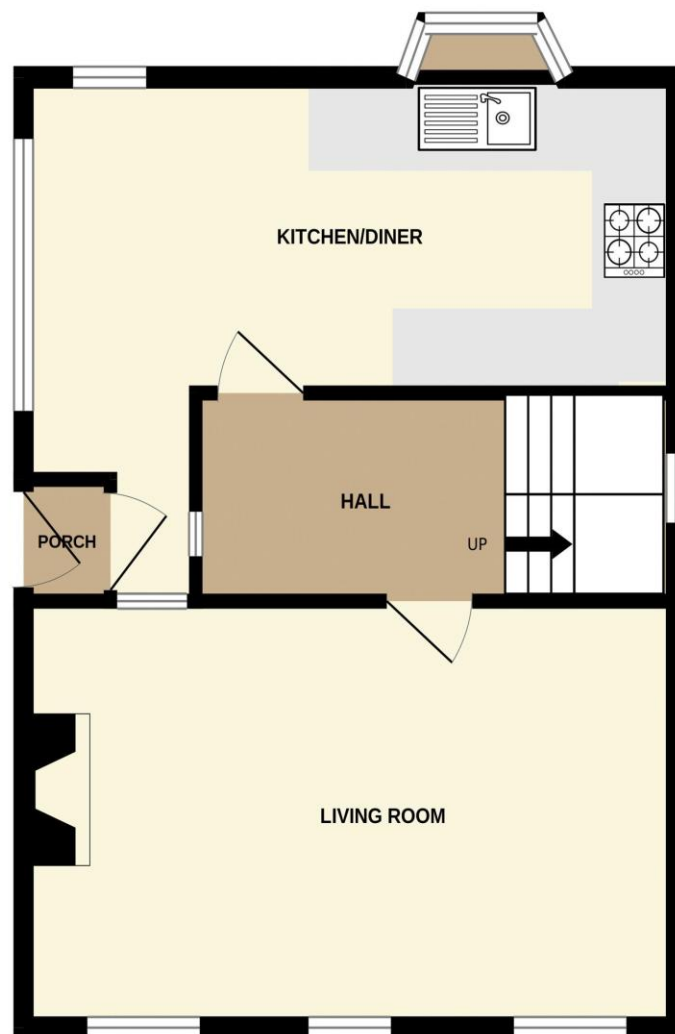
Tenure: believed to be Freehold



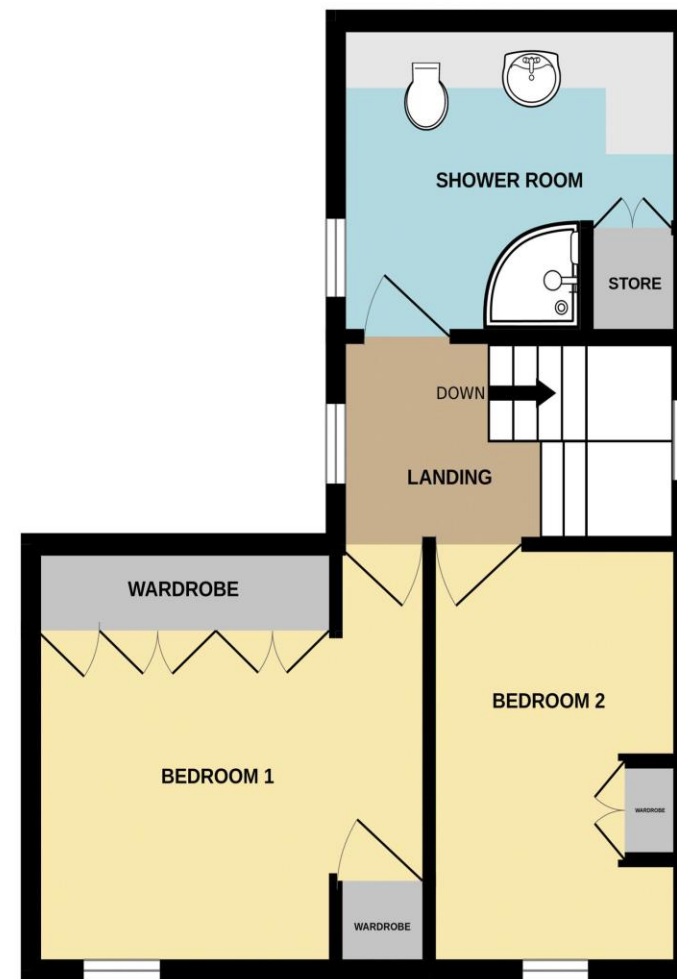




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison supermarket, continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town through the villages of Longsdon and Endon and into Stockton Brook. At the main crossroads turn right into Moss Hill follow the road up the hill baring left into the one way system, continue along where Keepers Cottage is situated on the left hand side, identifiable by a Whittaker and Biggs for sale board.

Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the canal just a short distance away, which provides many countryside walks. Keepers Cottage is in the catchment for the ever popular Endon High School and just a short distance from Greenways Primary School. Pubs/restaurants such as Ego, Lockside and the Sportsman are all within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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