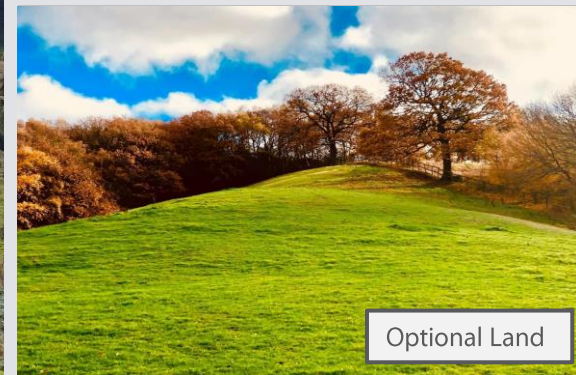


STABLE COTTAGE Eaves Lane, Cheadle, Stoke on Trent, Staffordshire ST10 1RB

Offers Over £595,000
Optional Land £55,000



Optional Land



- Detached Three Bedroomed Property in an Elevated Position
- Detached Garage Offering Conversion Potential (Subject to PP)
 - Ample Vehicle Parking • Formal Gardens
- Peaceful Location with No Near Neighbours • No Upward Chain
- Available by Separate Negotiation - Approx. 2.3 Acre Paddock Ideal For Equestrian Use

REF AR8127

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Cheadle 1 mile • Uttoxeter 9 miles • Stoke-on-Trent 11 miles • Leek 12 miles
Stafford & Ashbourne 15 miles

A three bedroom detached property with detached garage, in a peaceful location with lovely views, ample parking and no upward chain, with an optional approx. 2.3 acre paddock.

The property would be ideal for a rural, lifestyle family home, small holding or equestrian property, offering a comfortable family home with spacious interior, formals gardens and patios externally, as well as a detached garage with scope for conversion (subject to gaining the necessary consents).



Situated in a peaceful location the property sits in an elevated position with no close neighbours or road noise and spectacular views across to Cheadle and the countryside beyond. It is understood to have originally been a block of stables that have been extended and converted over time. An adjoining approx. 2.3 acres of grazing paddock land to the rear, is available by separate negotiation, making it ideal for the equestrian enthusiast, being located just up the track from Cheadle Equestrian Centre, which could potentially offer a full range of facilities if required, subject to the new owners agreement. The property is also close to local bridlepaths for hacking and is also within hacking distance of Dimmingsdale.

The property boasts an accessible location, not far from the centre of the historic market town of Cheadle. Cheadle offers a wide range of services and amenities which include doctors, pubs, schools, shops and supermarket, and is in easy reach of nearby towns and cities. Transport links are excellent with easy access to the A50 which links to the M1 and M6. There are airports and rail services within easy reach.

THE RESIDENCE

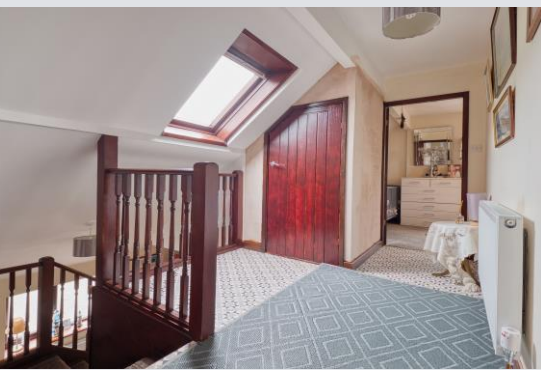
A three bedroom, detached house benefitting from air source heat pump central heating, double-glazing and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

An entrance door to the front leads into an **Entrance Porch** with parquet style flooring which continues on into the **Open Plan Lounge/Dining Room**. The focal point of this space is the log burner to the lounge end with brick fireplace and chimney breast. This is a bright and airy room with dual aspect windows one being a bay window overlooking the front garden. A set of double doors lead out into the side garden.

A door from the **Dining Area** gives access to the **Kitchen/Breakfast Room** which has a range of wall and base mounted units with rolled edge work surfaces, as well as a fitted breakfast bar, 1½ bowl sink with mixer tap and tiled splash backs, space and plumbing for an American fridge freezer, plumbing for a washing machine and integrated Bosch electric oven and grill, electric hob and quarry tile flooring. There are windows to three elevations and an external door to side driveway.

To the rear of the ground floor is a **Hallway**, with stairs rising to the **First Floor** and a door to the **Downstairs Wet Room** which has an electric shower with tiled cubicle, hand wash basin, WC, fitted storage cupboards and non-slip flooring.





To the **First Floor** there are three well-proportioned **Double Bedrooms** which all have lovely views.

Completing the **First Floor** is a **Family Bathroom** comprising corner bath, separate shower in cubicle, hand wash basin and WC, with part tiled walls and tiled splashbacks.

OUTSIDE & OUTBUILDINGS

A driveway to the front and side offers space for multiple vehicle parking.

To the outside, there are wrap around gardens to the front, side and rear of the house with areas of lawn and patio areas, ideal for entertaining and al fresco dining.

The **Detached Garage** currently offers workshop/office and storage space and is divided into two parts, benefitting from power, lighting, a woodburning stove and an up and over door to the front. There may be scope for conversion of this building, subject to gaining the necessary consents.

A **Hard-standing Area** on the right as you enter the driveway from the main track could, in the agents' opinion offer potential space for a further outbuilding/stable/glamping pod/caravan (subject to gaining the necessary consents).

There is a **Timber Hut** in situ which has an eco friendly shower and WC, served by a cesspit, which the vendor informs us has been recently installed and is, as yet, unused. This building may be available by separate negotiation.

OPTIONAL LAND

The **Grazing Pasture** is located to the rear of Stable Cottage in one, approx. 2.3 acre paddock of good quality gently sloping to sloping land. There is gated access off the driveway with post and rail fenced boundaries and a mains water supply to field troughs. The paddock land to the rear of the cottage would be ideal for those with equestrian or smallholding interests. The vendor advises the additional land will not be sold prior to the cottage.

AGENT'S NOTES

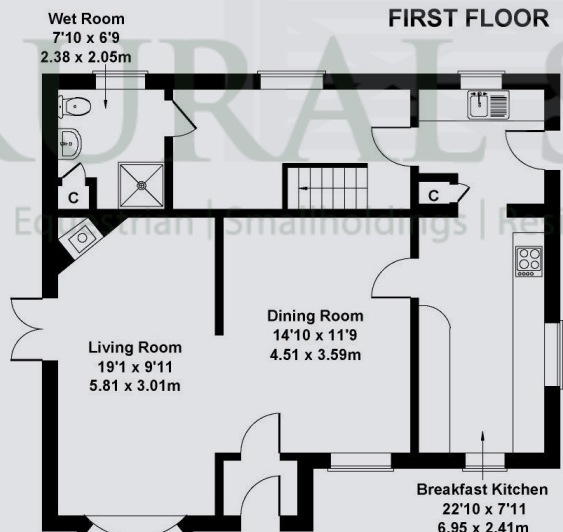
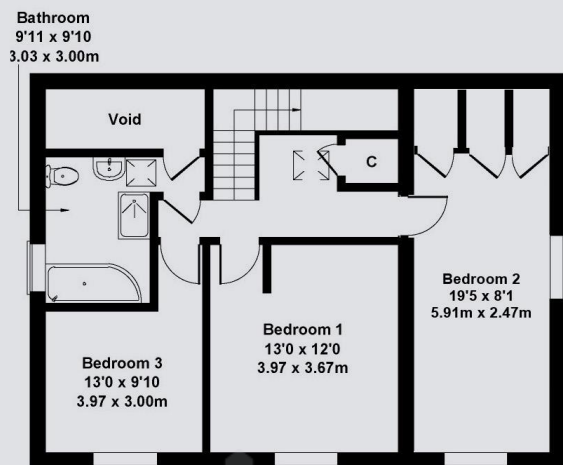
A **Public Footpath** runs along the driveway and through the field to the rear.

The neighbouring **Cheadle Equestrian Centre** is currently also being marketed by Rural Scene, with an option available to purchase the entire plot. Please contact us if you would like further details.

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (septic tank), AIR SOURCE HEAT PUMP CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** TBC
COUNCIL TAX BAND D

DIRECTIONS

From Cheadle take the A522 south towards Tean and having passed the Master Potter pub on the right, take the next left-hand turning into Eaves Lane. Follow the lane for about half a mile and the driveway to the property is clearly signed on the right-hand side.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **STABLE COTTAGE** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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