



Middle Cottage, Buttermilk Hill, Hollington, Stoke-On-Trent, ST10 4HS Offers Over £350,000

This substantial stone built semi detached cottage is located in this popular rural area and is set in grounds which extend to approximately one third of an acre. The property offers a host of features with stone fireplace, exposed stone walls and also benefits from UPVc glazing, oil fired radiator central heating and two multi fuel stoves. The property comprises Side Hall, Cloakroom with W.C, Attractive Kitchen Area with Dining Room off, Sitting Room and Spacious Lounge. Stairs lead to the first floor with Three Bedrooms, two having feature stone fireplaces and the Main Bedroom has an Ensuite Shower Room plus a Spacious Bathroom. Outside the shared access road leads to a large parking area, dated stone outbuilding/garage and oil storage tank. To the front is a large lawned garden with summerhouse plus roadway to a large high steel frame workshop with concrete apron, two high roller shutter doors and electric supply plus a parcel of land which slopes down to the main road with gate access. A super Property.

RECEPTION HALL

With UPVc external door, tiled floor, radiator, loft access, built in storage cupboards, provision for washing machine, ceiling down lighting and concealed floor mounted oil fired central heating boiler.

CLOAKROOM 6' x 3'8" (1.83m x 1.12m)

With W.C, wash hand basin, tiled floor, radiator and ceiling down lights.

KITCHEN 11'3" x 9'9" (3.43m x 2.97m)



With tiled floor, inset ceramic sink, base units and drawers, wall cupboards, electric cooker point, display shelves, ceiling down lighting, provision for dishwasher, cupboard with electricity meter and open access to:-

DINING AREA 12' x 8'1" (3.66m x 2.46m)



With tiled floor, radiator and feature exposed stone wall.

SITTING ROOM 12' x 12' (max) (3.66m x 3.66m (max))



With carpet, exposed beam, radiator, feature exposed stone wall and fireplace with multi fuel stove.

LOUNGE 20'9" x 12' (max) (6.32m x 3.66m (max))



With carpet, radiator, UPVc door to garden, stone fireplace with multi fuel stove, television point, exposed beam and below stairs store.

STAIRS

With carpet lead to the first floor landing.

BEDROOM 1 18'10" x 9' (max) (5.74m x 2.74m (max))



With carpet, radiator, loft access and built in wardrobes.

ENSUITE SHOWER ROOM 9'7" x 3'10" (2.92m x 1.17m)



With carpet, radiator, extractor fan, corner shower unit, wash hand basin, W.C and ceiling down lighting.

BEDROOM 2 12' x 10'4" (3.66m x 3.15m)



With carpet, radiator, exposed beam, stone fireplace and built in wardrobe.

BEDROOM 3 12'1" x 10'4" (3.68m x 3.15m)



With radiator, carpet, built in wardrobe and stone fireplace.

BATHROOM 9'1" x 8'2" (2.77m x 2.49m)



With white suite of bath, wash hand basin and W.C, corner shower cubicle with electric shower, ceiling down lighting, radiator, carpet and panelling to dado rail.

OUTSIDE



The property is approached via a shared unmade access roadway which leads to a substantial stone parking/turning area with water point and stone trough plus an oil storage tank, dated stone built store/garage (26' x 12'10") plus a three bay log store. The principle garden is to the front and is laid to lawn with shrub border and summerhouse with electric supply and an access roadway to the substantial high rear workshop/store (29'6" x 23'6") with concrete apron, exterior lighting, full height twin roller shutter doors and personal side door and electric supply. To the side of the workshop is a further sloping area of land which extends down to the main road with an access gateway.

NOTE

There is a right of way access to the front and rear of the property for access purposes to the adjoining cottage.

NOTE

The property has had an insurance claim for settlement. We understand that the works were completed and certificates issued and the current insurers NFU Mutual have indicated that they would continue cover subject to a suitable applicant.

NOTE

Access to the property is via the lane marked Buttermilk Hill, proceed to the junction and turn left and the property is at the end of the lane.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

The Eric Whitehead Partnership, St Giles Chambers, 14 Chapel Street, Cheadle, Stoke on Trent, Staffordshire ST10 1DY. Telephone 01538 755761.

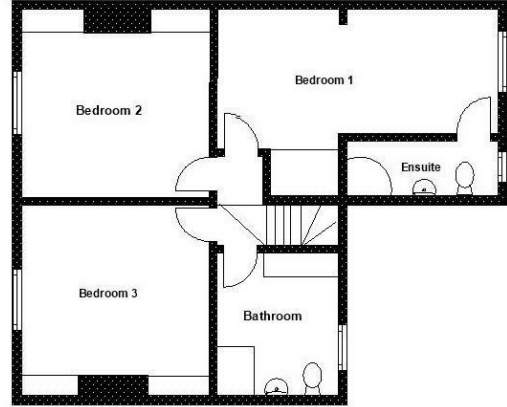
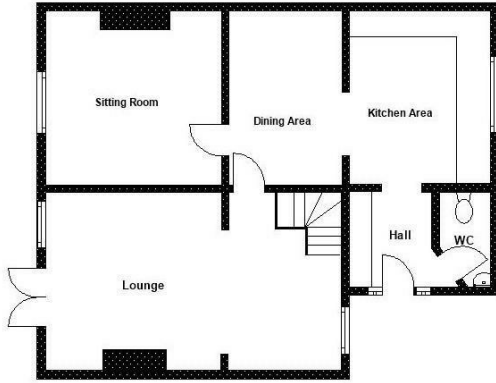
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

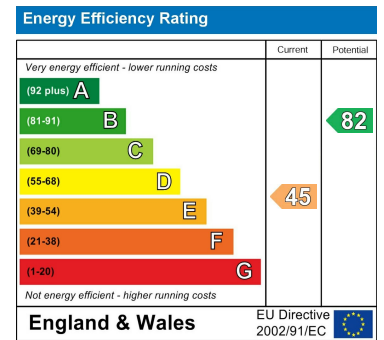
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

