



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## 2 Chapel Cottages Hill Top

Brown Edge, Stoke-On-Trent, ST6 8TY

**Offers In The Region Of £295,000**



## 2 Chapel Cottages Hill Top

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ST6 8TY

Situated in the semi-rural village of Brown Edge, this delightful beautifully maintained two bedroom cottage offers an excellent opportunity for those wishing to pursue a rural lifestyle. Externally, the property benefits from fantastic outdoor space which includes a garden area with pizza oven, off road parking for several vehicles, a block of three stables, garage and small grass paddock extending to 0.28 acres or thereabouts. Internally, the property's accommodation consists of a living room (with underfloor heating), bathroom, spacious dining kitchen and two bedrooms. Constructed circa 1830, the cottage offers a variety of features such as exposed stone walls and exposed ceiling beams. Viewing is highly recommended to appreciate the charm, potential and location of the property.

### Situation and Directions

Located in the popular village of Brown Edge, the property enjoys a semi-rural position with excellent views of the surrounding landscape. The property is within a short commuting distance to Leek, Stoke-on-Trent, Macclesfield and Buxton, and is also within close proximity to local amenities such as schools, shops, public houses, churches and public transport.

From Leek, take the A53 through Longsdon and into Endon. Proceed up Clay Lake B5015 and turn right onto Broad Lane. At the end of the road, turn right on to Hough Hill. Bear left on to Hill Top and the property will be found on the right hand side, just after "The Top Pub" public house.

What 3 Words Location Code :  
///trees.harmony.legroom

### Accommodation Comprises:

A uPVC entrance door with decorative glazing gives access to:

### Living Room

22'4" x 13'8" (6.83 x 4.17)

The living room offers a uPVC double glazed window, a feature stone fireplace with slate hearth including a National Trust recommended log burner with new fire bricks, stone flooring with underfloor heating, aerial point, exposed ceiling beams and stone wall, radiator and meter cupboard.

(measurements include inner hallway).





#### Inner Hallway

With stairs off, alarm panel and giving access to the kitchen and bathroom.

#### Bathroom

8'10" x 4'11" (2.71 x 1.52)

With tiled floor and fully tiled walls, heated towel rail, uPVC double glazed obscured window, inset ceiling spot lights, wash hand basin, low level lavatory and bath with shower fitment over.

#### Dining Kitchen

24'4" x 13'2" (7.43 x 4.02)

A spacious dining kitchen which offers a tiled floor, uPVC double glazed window and uPVC double glazed patio doors to the rear garden, a uPVC rear entrance door with obscured glazing, two double radiators, two skylight windows and exposed stone wall. The suite comprises a range of base cupboards and drawers, matching wall mounted cupboard, Belfast sink, gas cooker, tiled splash backs and inset ceiling spot lights.

#### Stairs to First Floor Landing

With banisters, skylight window, and study area.

#### Bedroom One

13'7" x 11'1" (4.15 x 3.40)

With two skylights, uPVC double glazed window, exposed ceiling beams and ceiling light point.

#### Bedroom Two

14'3" x 13'1" (4.36 x 3.99)

With wooden flooring, radiator, large uPVC double glazed window to the rear aspect, two ceiling light points and electrical points.

#### Outside

Externally the property benefits from a large driveway providing ample off road parking, a garage, stable block, garden area and pizza oven. There is also access to a small grass paddock with fenced boundaries.

#### Garage

22'8" x 16'1" (6.93 x 4.91)

With lighting and power connected, roller shutter door and two windows.

#### Block of Three Stables

Of breeze block construction, corrugated roof and lighting and water connected. All measuring 3.16m x 3.09m.



### [Paddock](#)

To the rear of the property there is a grass paddock with fence boundary and extends to 0.28 acres or thereabouts.

### [Included Within The Sale](#)

Included within the sale are the fitted light fittings, appliances and clay pizza oven., along with the curtains and blinds.

### [Available by Separate Negotiation](#)

If the prospective purchaser would like to pursue a small holding, the machinery and sheep are available by separate negotiation with the vendor.

### [Viewings](#)

By prior arrangement through Graham Watkins & Co.

### [Services](#)

We believe the property is connected to mains services including gas fired central heating and mains drainage.

The property also benefits from a fast internet speed of 55.95 Mb/s.

### [Council Tax Band and Local Authority](#)

We believe the property is in band C and the local authority is Staffordshire Moorlands District Council.

### [Tenure and Possession](#)

The property is held freehold and vacant possession will be given upon completion.

### [Measurements](#)

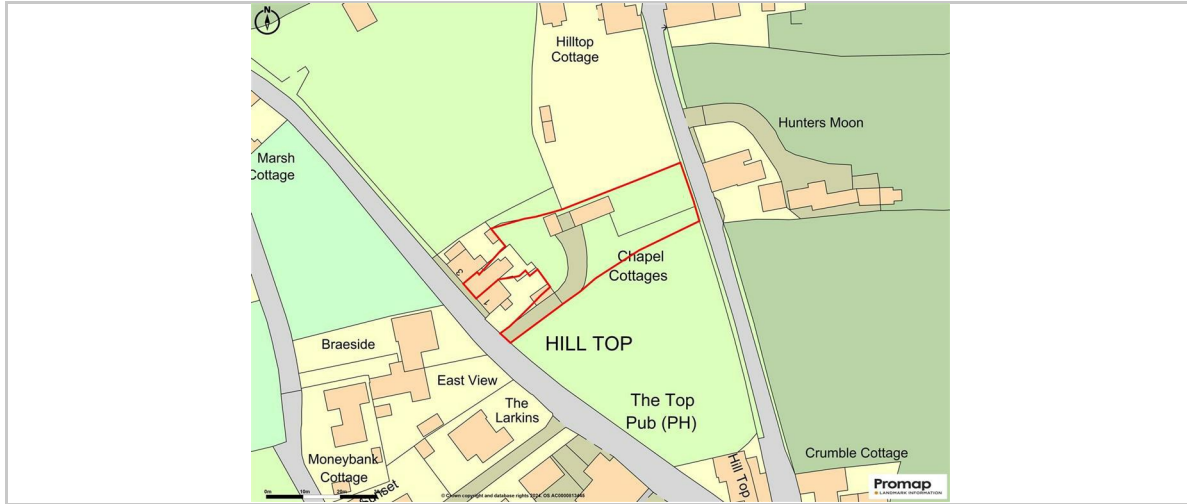
All measurements given are approximate and are 'maximum' measurements.

### [Please Note](#)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



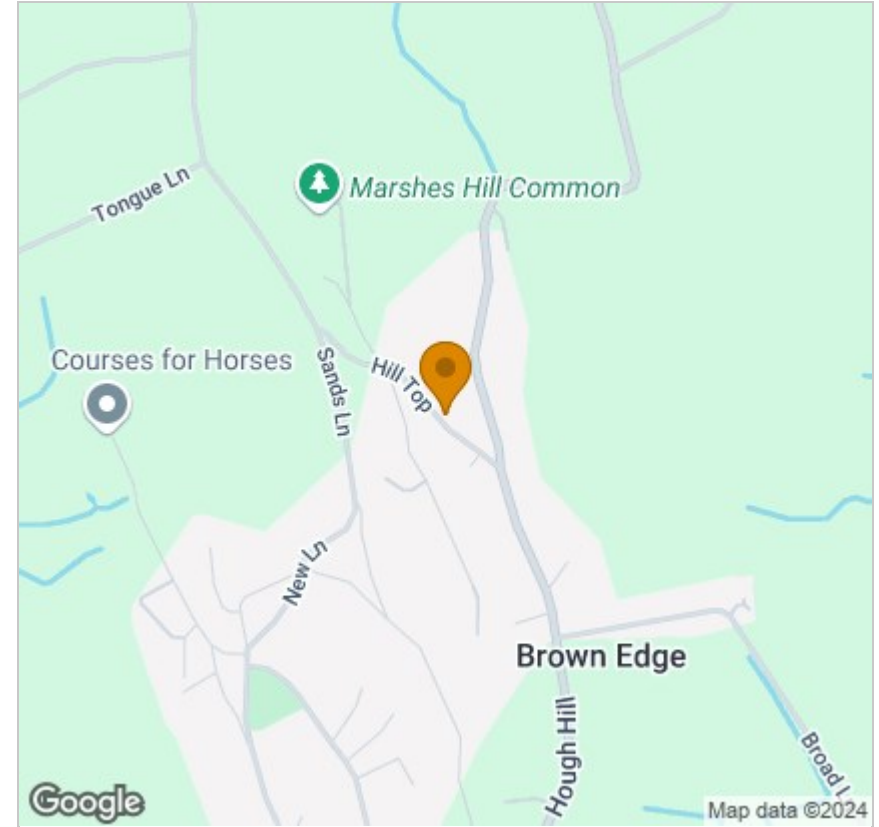
## Floor Plan



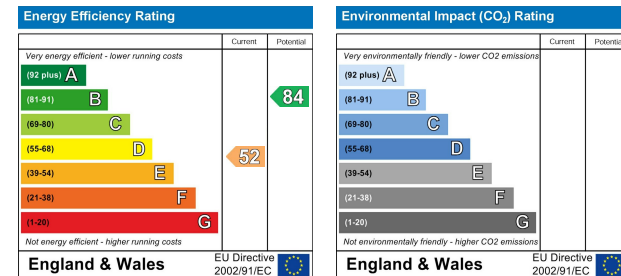
## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

## 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.

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