



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Brookside Cottage

Butterton, ST13 7SY

Offers In The Region Of £695,000



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Brookside Cottage

, Butterton, ST13 7SY

Brookside Cottage presents a unique opportunity to acquire a stunning traditional stone and tile four bedroom property set in 1.80 acres. The property benefits from a stone and tile double garage, stone and tile shippin and sizable portal frame agricultural building. The property includes a 1.3 acre grass paddock. The property is set in picturesque village of Butterton in the heart of the Peak District National Park approximately 10 miles from Leek.

Directions

From Leek take the A52 towards Ashbourne, After 7 miles take the left hand turn at the Bottomhouse Cross Roads and follow the B5053 through Onecote and up the hill onto Butterton Moor. Take the second turning when at the top of the Hill Signed 'Butterton'. Follow the road into Butterton village and bare right at both turnings. The property is located on your right hand side at the bottom of the hill as signed by the agents 'For Sale' board

Situation

The property is set in picturesque village of Butterton in the heart of the Peak District National Park approximately 10 miles from Leek with easy access to Ashbourne and Derby.

Lounge

16'11" (5.16m)

With carpeted floor, double glazed wooden windows and radiator.

Downstairs Bedroom

14'7" x 9'4" (4.46m x 2.87m)

With carpeted floor and radiator.

Hallway/Utility Room

5'2" x 14'2" (1.58m x 4.34m)

With carpeted floor, UPVC door to outside, radiator and access to the Kitchen.

Kitchen

13'1" x 11'2" (4.01m x 3.42m)

With tiled floor, tiled backwell, electric Belling cooker & stove, hardwood work tops, hardwood high & low units, farmhouse style cupboard. Two double glazed wooden windows.

Bathroom

10'5" x 4'0" (3.20m x 1.24m)

With tiled floor, walk-in shower, low level W/C, wash hand basin, towel radiator, double glazed wooden window.





Dining Room
15'3" x 13'5" (4.67m x 4.11m)
With tiled floor, two radiators, wooden window, electric fire & hearth with stairs off.

First Floor

Bedroom One
15'9" x 12'11" max (4.81m x 3.96m max)
With wooden floor, vaulted ceiling, two low level windows.



Bedroom Two
13'2" x 15'6" max (4.03m x 4.73m max)
With wooden floor, two wooden windows, vaulted ceiling, built in wardrobe and sink area.

Bedroom Three
12'8" x 11'8" (3.87m x 3.56m)
With wooden floor, radiator, double glazed window. Two built in wardrobes. Leading to en suite.

En- Suite
5'8" x 10'8" (1.75m x 3.26m)
Comprises of bath, low level flush W/C, wash hand basin, wooden floor, double glazed wood window, with access to shower room.



Lounge on First floor/Bedroom Four
21'9" x 20'8" max (6.63m x 6.31m max)
With wooden floor, radiator, double door to outside.

Shower room
9'10" x 8'0" (3m x 2.45m)
With wooden floor, double glazed wood window, low level W/C, wash hand basin, bath with overhead shower, towel rail radiator.

OUTSIDE - Double Garage
28'3" x 17'4" (8.62m x 5.30m)
Stone & tile construction, concreted floor, double bay with Loft over, mains electric, block walls.
Workshop off Garage

Workshop off garage
7'3" x 17'0" (2.22m x 5.20)
Concreted floor and block walls.



Portal frame agricultural
44'8" x 30'3" (13.63m x 9.23m)

Concrete floor, Yorkshire boarding walls, cement fibre roof. Metal sheeted doors. Mezzanine floor.

Stone & Tile Out Building

Stone floor & loft above.

Grassland Paddock

1.3 Acres Paddock or thereabouts of Grassland suitable for grazing or mowing purposes.

Council Tax Band

The local authority is Staffordshire Moorlands District Council and the Peak District National Park. Council Tax Band is F.

Services

The property is connected to mains water, electric and drainage. There is Oil Fired Central Heating with a condensing boiler.

Viewings

Strictly by prior arrangement through Graham Watkins & Co.

Measurements

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

Tenure and Possession

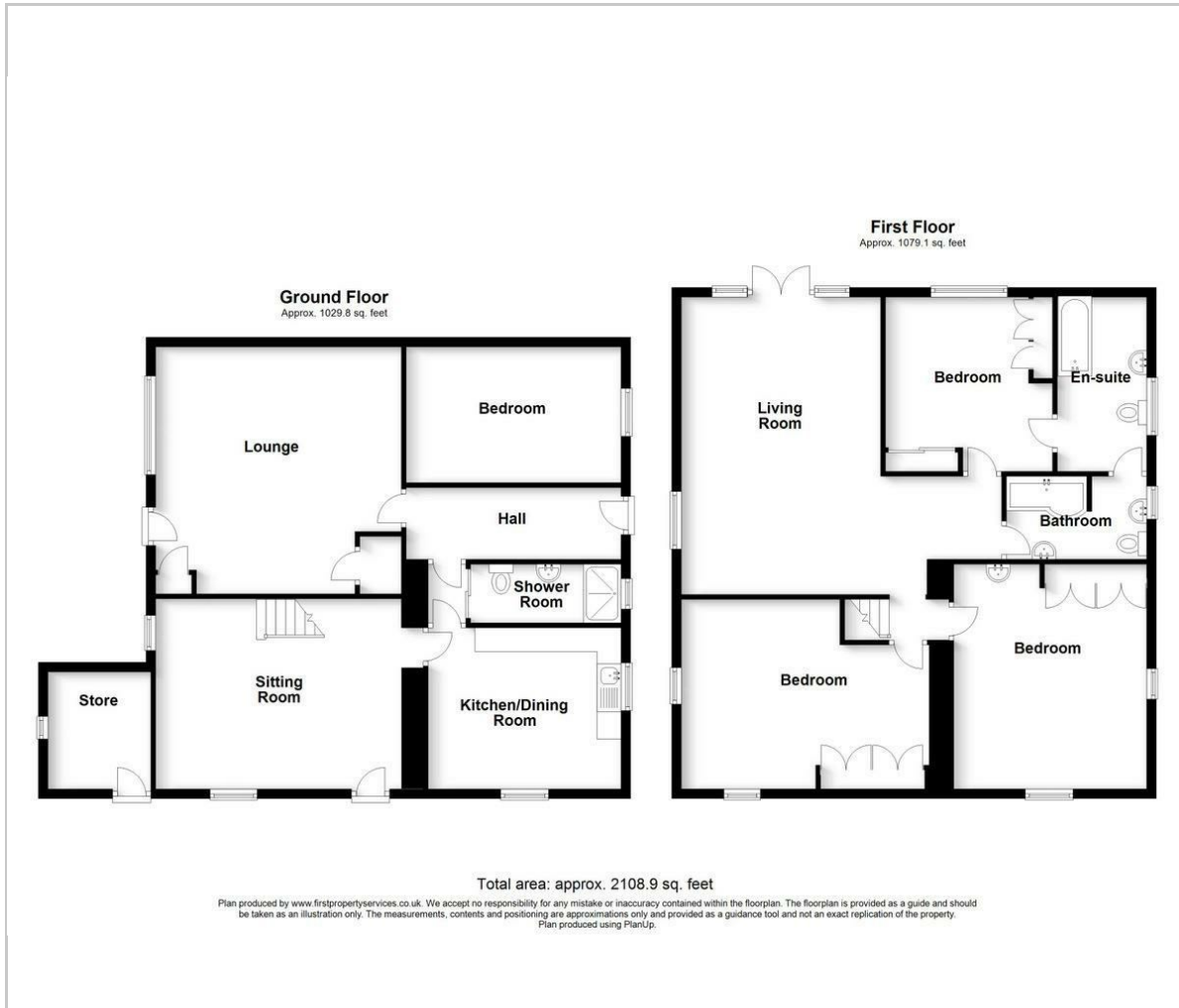
The property is held freehold and vacant possession will be given upon completion.

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

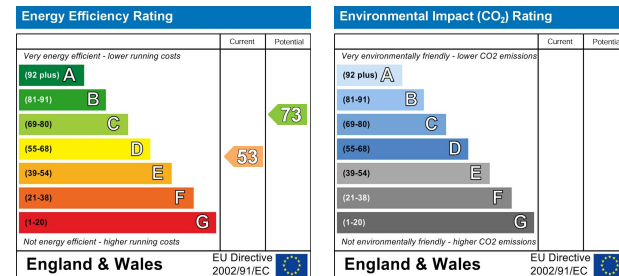
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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