



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

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**The Croft, Whiston,
Stoke on Trent, ST10 2HZ
Offers Over £650,000**

For Sale by Private Treaty





The Croft, Whiston

- Views Over Neighbouring Fields
- Boasts Original Features
- Well Maintained Gardens
- Adjoining Converted Barn

Summary

An excellent opportunity to purchase this home which is nestled within its own gardens extending 0.81 acres or thereabouts. The Croft has the benefit of an adjoining barn which has recently been converted to a high standard with exposed original beams and feature lighting. The property boasts many original features throughout and has the benefit of three double bedrooms. The gardens have been well maintained and offer stunning views over neighbouring fields.

Situation and Directions

The Croft is located in the village of Whiston which is within easy commuting distance to the Staffordshire, Derbyshire and Cheshire borders.

Proceed out of Leek and turn right at Bottomhouse crossroads following the signpost for Ipstones. Proceed along the road to its entirety and turn left onto the A52. Continue along the road for approximately 1 mile where the property is situated on the left hand side identifiable by our 'For Sale' board.

What3Words: ///lordship.quicker.flag



Accommodation Comprises:

Porch

External wooden door to front, wooden flooring with inset mat and wooden door leading to lounge.

Lounge - 4.45m x 4.03m (Maximum Measurement)

Wooden double-glazed window to the front elevation, two wooden double-glazed windows to side elevation, two feature radiators, exposed beams, cast iron log effect electric fire set on a tiled hearth with stone surround. Wooden Parquet flooring with inset carpet.

Dining Room - 5.35m x 3.67m

Wooden double-glazed window to front elevation, feature radiator, exposed beams, decorative fireplace, wooden panelling and wooden flooring. Leading to:

Adjoining Converted Barn - 6.99m x 4.57m

Wooden double-glazed windows to the front and side elevation, wooden double glazed double doors to front elevation, two skylights, external wooden door to side elevation and two feature radiators. Stone flooring, exposed beams, feature cast iron decorative beam supports, cast iron log burner on stone hearth with brick surround, and feature lighting.



Cloakroom – (Off Converted Barn)

Housing Worcester gas boiler which supplies the converted barn, low level WC, pedestal wash hand basin, heated towel radiator, wooden double-glazed window to side elevation and stone flooring.

Kitchen - 3.67m x 4.31m (Maximum Measurement)

Range of base and wall units with Granite worktops over, Belfast sink, freestanding gas and electric stove inset in chimney breast, Worcester gas boiler, wooden external stable door to side elevation, wooden double-glazed window to side elevation, exposed beams, feature radiator, quarry tiled floor and electric wall mounted heater. Staircase off, under stairs storage.

Utility Room - 3.03m x 2.38m

Base units with Granite worktops over, Belfast sink, plumbing for washing machine, space for fridge freezer. Exposed beams, extractor, wooden double glazed window to rear elevation, radiator and quarry tiled floor. Leading to:

Cloakroom/Shower Room

Heated towel radiator, WC, sink, shower cubicle incorporating electric Triton shower. Fully tiled walls, quarry tiled floor and extractor.



First Floor Landing

Feature stained glass window, exposed beams.

Bathroom – 4.09m x 2.34m (Maximum Measurement Incorporating Airing Cupboard)

Victorian suite comprising freestanding bath on claw feet with shower attachment, high level WC, pedestal wash hand basin, towel rail, wooden double-glazed window to rear and side elevation, feature radiator, exposed beams, feature exposed stone, part tiled walls with dado rail over, part wooden panelling and wooden flooring. Airing cupboard housing immersion heater and water tank.

Bedroom One - 4.0m x 3.11m

Wooden double-glazed window to front elevation, double radiator, ceiling rose, exposed beam and exposed stone wall feature and wooden floor. En-suite off

En-Suite

WC, pedestal wash hand basin, shower cubicle with electric Triton shower, heated towel rail, extractor and fully tiled walls.

Bedroom Two - 3.82m x 4.29m

Wooden double glazed window to front elevation, double radiator, decorative fireplace, wooden floor and loft access.

Bedroom Three - 3.32m x 3.72m

Wooden double-glazed window to rear, double radiator, decorative fireplace with exposed stone, carpet floor and fitted bookcase.



Outside

The property is accessed via a driveway and has the benefit of electric gates leading to the gardens of the property providing parking and access to the Garage/Workshop.

Garage/Workshop

Wooden shed with concrete floor, light and power connected with separate storage off with shelving and wooden floor, windows.

Storage Container

With roller shutter door.

Gardens

The Croft benefits from well-established landscape gardens having wildlife area and tiered rockeries with mature trees, hedges and shrubs. There are seating areas within the gardens overlooking views across fields and patio overlooking fully lined pond with fountain, as well as gated access to the former kitchen garden which is now laid to lawn. The gardens benefit from outside lighting, garden shed, log store, as well as decorative pieces such as Victorian lamp, feature dandelion garden ornament, feature wooden archway, stone trough and stone ornaments. The gardens are edged with mature herbaceous and stone walled borders and benefits from Victorian greenhouse on elevation, pergola and metal frame gazebo.





Services

We understand that the property is connected to mains gas, electricity and drainage.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Tenure and Possession

We believe the property is freehold and vacant possession will be given upon completion.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurement

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

Local Authority

The local authority is Staffordshire Moorlands District Council to whom all enquiries of a planning or other relevant matters should be addressed.



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.





MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

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