



Holmcroft, The Cobbles,
Wheaton Aston, Stafford, ST19 9NB

Taylors

Holmcroft, The Cobbles Wheaton Aston, Stafford

Offers in Region of
£424,950

DETACHED
DOUBLE DETACHED GARAGE
STUNNING MODERN KITCHEN

▪ ROOM DIMENSIONS

Reception hallway with cloaks area 17'9" x 7'9"

Lounge 18'0" x 14'0" max

Stunning Modern Dining Kitchen 30'0" x 15'0" max with various integrated ap-

pliances and bi-fold doors to rear

Side hall with Pantry Cupboard

Guest WC 6'2" x 3'5"

Sitting / Family Room 18'1" x 10'9"

Utility Area 7'2" min x 4'1" having space & plumbing for washing machine & tumble dryer, UPVC double glazed French doors to rear

First floor

Galleried Landing

Primary Bedroom 14'1" x 13'10" into range of build in wardrobes

Potential Ensuite Shower room / Bedroom 12'2" max x 15'0"

Bedroom 14'8" max x 14'2" max

Bedroom 12'8" max x 11'0" max

Bedroom 11'8" x 11'3"

Attractive modern Shower Room 10'10" x 6'7"

Outside

Double Detached Garage 15'7" x 17'0" max with two electric roller doors

Workshop 15'0" max x 13'5"

Generous driveway to fore

Enclosed, private rear & side garden

▪ ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

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Wonderfully positioned in the historic village of Wheaton Aston, sits this FANTASTIC family home, itself, steeped in history, sitting in its own spacious plot of land. Being originally built in the 18th Century, and once being the Hare & Hounds public house, this spacious DETACHED COTTAGE is gas centrally heated & UPVC double glazed boasting a wealth of accommodation while retaining many amazing period features and comprises; imposing 17ft reception hallway with cloaks area, STUNNING MODERN 30ft DINING KITCHEN with various integrated appliances, inner hallway, guest W/C, lounge, family room, utility room, cellar, first floor landing, FOUR DOUBLE BEDROOMS, IMPRESSIVE recently refitted shower room, potential for additional bedrooms/ ensuites shower rooms. Outside there is a DOUBLE DETACHED GARAGE with WORKSHOP/ STORE, good-sized driveway and mature gardens to fore and side, and patio garden with raise flower beds to rear. EPC - TBA. Council Tax - F. Tenure - Freehold. Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker SEDGLEY BRANCH

MISREPRESENTATION ACT 1967

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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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