

# KEATES

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84 Church Street  
Stoke-on-Trent  
ST4 1BS

01782 847083  
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- Large Character Cottage, Rural Location onto fields
- Double Glazed
- EPC Band B, Rating 45
- Central Heated
- Former Care Home
- Buyers Fees Apply



**1 Heyfield Cottages, Tittensor Road**  
Stoke-On-Trent, ST12 9HG

**£725,000**

## Description

A rare opportunity to purchase a character property situated in the Rural village of Barlaston. This substantial property sits on an amply sized plot overlooking fields. Having recently undergone renovation work this character cottage benefits from gas central heating and wood double glazing. Accommodation comprises hallway, WC, living room, kitchen diner, two bedrooms, Utility and bathroom at ground floor level with six bedrooms (some of which ensuite) and a family bathroom to the first floor. To the outside is a tarmac driveway suitable for parking for cars and a front and side lawn. To view our auction properties, go to our website at [www.keateshulme.co.uk](http://www.keateshulme.co.uk) and click 'auction'. This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd".

## Ground Floor

### Hallway

With door to front, tile effect floor, radiator, Power Point and built-in cupboard.

**Cloaks/WC** 5' 8" x 6' 5" (1.73m x 1.95m)

With fitted suite in white comprising WC and basin. Tile effect walls and tiled floor.

**Living Room** 12' 3" x 21' 1" (3.74m x 6.43m)

*Maximum Measurement*

With wood effect floor, radiator, Power Point, fitted blinds, aerial point. Bay window to front.

**Kitchen/Diner** 19' 8" x 13' 3" (5.99m x 4.03m)

Modern fitted kitchen with cream wall and base units granite effect surfaces over. Tiled floor. Includes two integrated cookers, hobs and extractor fans. Two stainless steel sinks and trainers. Includes power points, radiator

### Side Hallway

With tiled effect floor, stairs off.

**Bedroom 1** 10' 9" x 11' 4" (3.28m x 3.45m)

With carpeted floor, Radiator, Power Point, aerial point and ensuite washroom.

**Ensuite Washroom** 5' 11" x 3' 3" (1.81m x .99m)

Fitted suite in white with wash hand basin and WC.

Wood effect floor and extractor fan.

**Bedroom 2** 8' 5" x 15' 2" (2.56m x 4.63m) *Maximum Measurement*

With carpeted floor, radiator, Power Point, telephone point and ensuite wash room.

**Ensuite Washroom** 3' 8" x 7' 2" (1.11m x 2.18m)

With white suite including wash basin and WC, wood effect floor and extractor fan.

**Bathroom 1** 12' 4" x 8' 7" (3.76m x 2.61m)

Modern fitted bathroom suite in white with WC, panelled bath, pedestal basin and enclosed shower cubicle with combination shower. Fully tiled floor and tile effect panelled walls. Includes radiator and extractor fan.

**Utility room** 6' 7" x 5' 0" (2.00m x 1.53m)

With tiled floor, Power Point, washer point, extractor fan

## First Floor

## Landing 1

With carpeted floor, Power Point, radiator, window onto front.

**Bedroom 3** 8' 3" x 18' 0" (2.51m x 5.48m) *Maximum Measurement*

With carpeted floor, radiator, Power Point, aerial point and built-in cupboard ensuite bathroom off.

**Ensuite Washroom** 5' 3" x 5' 1" (1.61m x 1.55m)

Fitted bathroom suite in white with WC and wash basin. Wood effect floor and tile effect walls. Includes extractor fan.

**Bedroom 4** 10' 2" x 15' 2" (3.10m x 4.63m) *Maximum Measurement*

With carpeted floor, radiator, Power Point and fitted blinds

**Ensuite Washroom** 5' 7" x 3' 3" (1.71m x .98m)

White suite with WC and basin, wood effect floor, includes extractor fan.

**Bedroom 5** 11' 7" x 8' 7" (3.53m x 2.62m)

With carpeted floor, radiator, Power Point, aerial point, two windows to front and side. Ensuite washroom off.

**Ensuite Washroom** 4' 1" x 2' 10" (1.25m x .86m)

White suite with basin and WC, wood effect floor, extractor fan.

**Bedroom 6** 13' 1" x 10' 11" (3.99m x 3.32m)

With carpeted floor, radiator, Power Point, built-in cupboard and ensuite bathroom off.

**Bathroom** 9' 3" x 4' 9" (2.82m x 1.46m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Wood effect floor and tile effect walls. Includes extractor fan.

## Landing 2

Off the main hallway. With carpeted floor, power points, oak effect beams and stairs off.

**Bedroom 7** 12' 8" x 15' 3" (3.86m x 4.66m)

With two windows to front, radiator, Power Point, aerial point and feature oak beams.

**Bathroom 2** 7' 8" x 5' 5" (2.34m x 1.65m)

Modern fitted bathroom suite in white with WC, pedestal basin, enclosed shower cubicle with combination shower. Panelled walls and wood effect floor. Includes radiator and extractor fan.

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### Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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## Our Services

### Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

### Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

### Sales

Keates offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

### Mortgages

Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

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# Energy Performance Certificate

## Non-Domestic Building



1 Heyfields Cottages  
Tittensor Road  
Tittensor  
STOKE-ON-TRENT  
ST12 9HG

Certificate Reference Number:  
9289-3019-0228-0590-6795

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

45

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	202
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	228.59
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

22

If newly built

59

If typical of the existing stock