



3

Bedrooms



2

Bathrooms



2

Receptions

SAMUEL
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ESTATE AGENTS

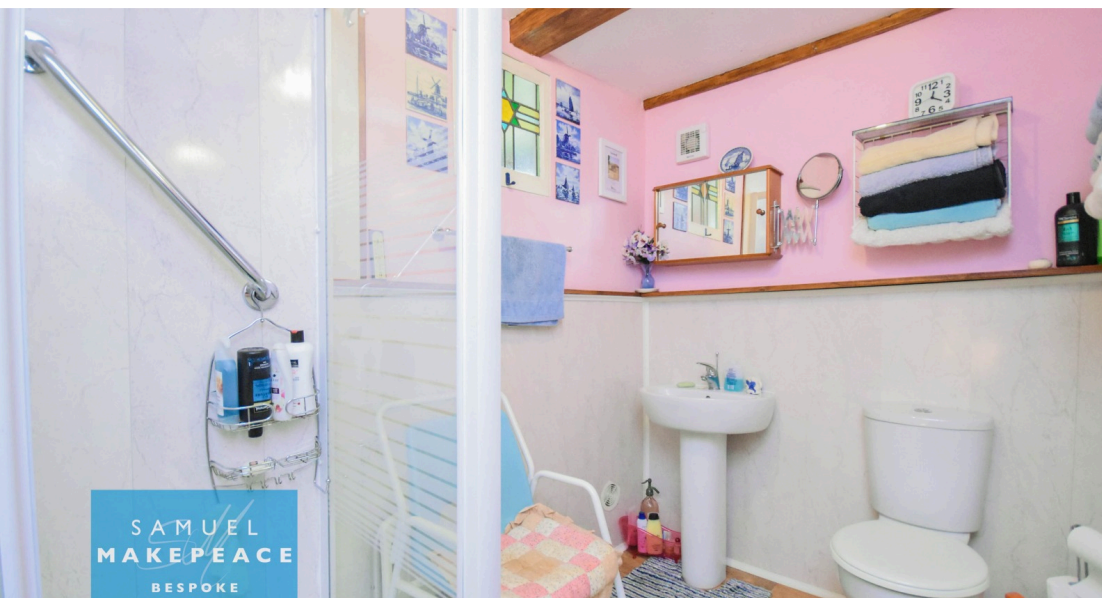


- SELLING WITH NO UPWARD CHAIN
- OVERLOOKS WEDGEWOOD CANAL
- SENIC VIEWS OVER FIELDS & CANAL with PASSING BOATS
- TWO COZY & BRIGHT RECEPTION ROOMS
- WELL FITTED KITCHEN with AMPLE STORAGE
- CHARACTER 1830 COTTAGE
- THREE GREAT SIZED BEDROOMS - MAIN BEDROOM with FEATURE PORT HOLE WINDOW
- FIRST FLOOR SHOWER ROOM with DOUBLE CUBICLE & STAINED GLASS WINDOW
- ENCLOSED GATED FRONT & REAR GARDENS
- ON ROAD PARKING APPROX 100 METERS AWAY

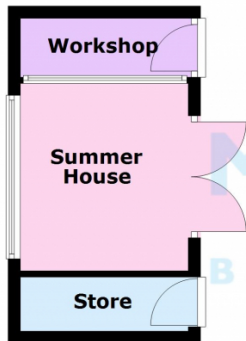
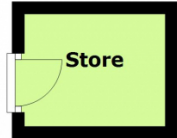


Row, row, row your boat, gently towards your dream... to a refined waterfront residence, where comfort flows like a stream. Step ashore, to tasteful style, where every detail gleams – from sunlit rooms to lush greenery, it's living at its most serene. Onto a slice of history with this enchanting **1830s canal-side cottage**, brimming with character, warmth, and timeless charm. It sits in prime position, right on the edge of the Wedgwood canal, in Scholar Green. The official address address is Cinderhill Lane. It is like something straight out of a storybook, where you'll enjoy **scenic views of passing boats** drifting by—offering a peaceful, picture-perfect setting. Inside, you're welcomed into a **cosy and inviting lounge**, a great place to unwind after a day on the water. From here, the home flows beautifully into a **spacious kitchen and dining area**, complete with **neutral cabinetry** and plenty of room for family meals or lively gatherings. The kitchen opens into a **further sitting room**, ideal as a snug, reading nook, or play space. On the ground floor, you'll also find a **conveniently placed bathroom**, blending practicality with period charm. Upstairs, the nautical theme continues with **three generous bedrooms**. The **master suite features a delightful porthole window**—a playful nod to the home's canal-side setting. A beautifully finished **shower room** awaits nearby, boasting a **double shower** and a stunning **character stained-glass window**. Outside, the lush garden wraps around the property like a green haven, perfect for **al fresco dining** or watching the boats go by with a morning coffee. A charming garden gate opens to the front, giving you quick access to everything this **idyllic location** has to offer. Just a **stone's throw from the iconic Wedgwood estate**, as well as **local pubs, restaurants**, and excellent schools, this home is perfectly placed for both tranquillity and convenience. Let this charming canal-side cottage **capture your heart**, Set Sail for Your Dream Abode on the Canal's Edge...

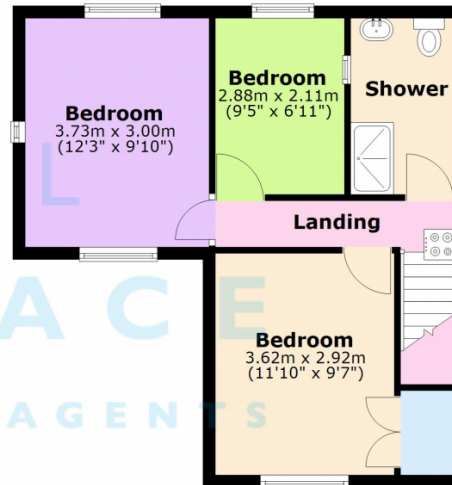
Contact **Samuel Makepeace Bespoke Estate Agents** today to book your viewing!



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Scholar Green, ST7

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