



Cheadle Road | Cheddleton | Staffordshire | ST13 7BW

£475,000

SPACIOUS DETACHED CHARACTER PROPERTY WITH ADDITIONAL DETACHED DWELLING.

This is a rare and unique opportunity to acquire a spacious family home boasting a wealth of character, situated in the highly desirable semi rural Cheddleton village, surrounded by lush countryside and within easy reach of local amenities and only a short distance from the historic market town of Leek. In addition to this impressive four bedroom detached residence there is a further detached two storey stone dwelling, previously utilised as a bed & breakfast and now with planning permission granted for change of use from a bed & breakfast to a two bedroom residential dwelling offering potential purchasers a fantastic opportunity to create their ideal home. Viewings are strongly recommended.



Property Description

The main accommodation comprises, entrance hall, lounge, dining room, sitting room, kitchen, four double bedrooms, ensuite, wet room, family bathroom and a large cellar with four rooms.

Externally there is ample parking for several vehicles, well maintained established gardens to the front and side of the property with a pleasant courtyard to the rear.

ENTRANCE HALL

Upvc double glazed entrance door to the front elevation, tiled floor and staircase leading to the first floor.

DINING ROOM

13' 5" x 10' 2" (4.09m x 3.1m) Radiator, coving to the ceiling and upvc double glazed window to the front elevation.

SITTING ROOM

12' 11" x 8' 8" (3.94m x 2.64m) Tiled floor, coving to the ceiling, double glazed entrance door to the rear elevation and upvc double glazed windows to the side and rear elevations.

KITCHEN

13' 4" x 10' 1" (4.06m x 3.07m) Fitted base units, drawers and wall mounted cupboards. Work surfaces incorporating inset twin sink and single drainer unit with mixer tap. Range Master gas cooker, tiled floor, pantry and upvc double glazed window to the rear elevation.

LOBBY

Tiled floor, door leading to the cellar.

LOUNGE

27' 1" x 10' 10" (8.25m x 3.3m) Feature fireplace with tiled hearth and attractive surround, two radiators, coving to the ceiling, television point and upvc double glazed window to the front elevation.

BEDROOM FOUR

16' 3" x 13' 9" (4.95m x 4.19m) Radiator, upvc double glazed window to the side elevation and French patio doors leading to the rear garden.

WET ROOM

16' 4" x 7' 9" (4.98m x 2.36m) Electric shower, wall mounted wash hand basin, low level w/c, radiator and upvc double glazed windows to the front elevation.

REAR PORCH

Tiled floor, upvc double glazed entrance doors and windows to the side and rear elevations.

FIRST FLOOR LANDING

Loft access, radiator, upvc double glazed window to the rear elevation and door leading to a walk-in shower cubicle with tiled floor and extractor fan.

MASTER BEDROOM

13' 5" x 10' 11" (4.09m x 3.33m) Radiator and upvc double glazed window to the front elevation.

ENSUITE

Vanity wash hand basin, low level w/c, tiled walls and extractor fan.

BEDROOM TWO

13' 5" x 10' 3" (4.09m x 3.12m) Radiator and upvc double glazed windows to the front and side elevations.

BEDROOM THREE

11' 3" x 10' 8" (3.43m x 3.25m) Feature cast iron fireplace, radiator and upvc double glazed window to the rear elevation.

BATHROOM

10' 1" x 10' 1" (3.07m x 3.07m) Freestanding roll top bath, pedestal wash hand basin, high level w/c, built in storage cupboard with sliding mirror doors, radiator, tiled walls and upvc double glazed window to the rear elevation.

CELLAR

Spacious Cellar split into four rooms.

ROOM ONE

12' 9" x 10' 1" (3.89m x 3.07m) Lighting

ROOM TWO

12' 7" x 10' (3.84m x 3.05m) Lighting

ROOM THREE

12' 7" x 10' 5" (3.84m x 3.18m) Lighting

ROOM FOUR

12' 8" x 10' 3" (3.86m x 3.12m) Lighting and plumbing for a washing machine.

ANNEXE

Detached two storey stone dwelling, previously utilised as a bed & breakfast and now with planning permission granted for change of use from a bed & breakfast to a two bedroom residential dwelling. Planning Ref: SMD/2022/0462. Full permission for development was granted on the 17th November 2022.

ROOM 1

9' 4" x 8' 7" (2.84m x 2.62m) Entrance door and upvc double glazed window.

ENSUITE

Show er cubicle, wall mounted wash hand basin and low level w/c.

ROOM 2

Upvc double glazed entrance door, window and velux window.

ENSUITE

Show er cubicle, wall mounted wash hand basin, low level w/c and upvc double glazed window.

ROOM 3

12' 10" x 10' 5" (3.91m x 3.18m) Upvc double glazed window.

FIRST FLOOR

ROOM 4

10' 8" x 7' (3.25m x 2.13m) Upvc double glazed window.

ENSUITE

Show er cubicle, wall mounted wash hand basin and low level w/c.

ROOM 5

14' (max)' x 13' 8" (4.27m x 4.17m) Upvc double glazed window.

ENSUITE

Show er cubicle, wall mounted wash hand basin and low level w/c.

EXTERIOR

Externally there is ample parking for several vehicles, well maintained established gardens to the front and side of the property with a pleasant courtyard to the rear.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

www.louistaylor.co.uk

newcastle@louis-taylor.co.uk

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements