



Rectory Lane | Whitmore | Newcastle | ST5 5HR

£675,000

DETACHED COUNTRY COTTAGE, IDYLIC SETTING, EXTENSIVE GARDENS.

This is a rare and unique opportunity to acquire a charming detached country cottage occupying a substantial plot within the heart of Whitmore Village. This impressive property boasts beautiful countryside views as well as offering easy access to commuter networks and the market town of Newcastle-under-Lyme. The accommodation comprises, entrance hall, kitchen, utility, cloakroom w/c, open plan lounge/dining room, spacious wrap around conservatory with office, three double bedrooms and a bathroom. Externally there is a sweeping driveway leading to the property and providing ample parking for several vehicles, tandem garage with power and lighting, workshop and extensive gardens mainly laid to lawn with an abundance of mature trees, plants and shrubs. Viewings are strongly recommended.



Property Description

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CONSERVATORY

29' x 12' (8.84m x 3.66m) Entrance door, double glazed windows, sliding patio doors, tiled floor and radiator.

OFFICE

9' x 7' 8" (2.74m x 2.34m) Entrance door and double glazed windows.

ENTRANCE HALL

Entrance door, radiator, staircase leading to the first floor and under stairs storage cupboard.

KITCHEN

13' 1" x 9' 10" (max) (3.99m x 3m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Electric cooker point, extractor fan, plumbing for a dishwasher, tiled floor, part tiled walls and double glazed window.

REAR LOBBY

Entrance door and built in storage cupboard.

UTILITY ROOM

7' 6" x 4' (2.29m x 1.22m) Plumbing for a washing machine, space for a tumble dryer, tiled floor and double glazed window.

CLOAKROOM W/C

6' 7" x 5' 3" (2.01m x 1.6m) Low level w/c, vanity wash hand basin, radiator, tiled floor and double glazed window.

OPEN PLAN LOUNGE / DINING ROOM

27' 5" x 13' 6" (8.36m x 4.11m) Log burner set in feature brick fireplace with tiled hearth and a timber mantle. Five radiators, television point, exposed beams (dining room) and double glazed windows.

GARDEN PORCH

Tiled floor and double glazed windows.

FIRST FLOOR LANDING

loft access and double glazed window.

MASTER BEDROOM

13' 9" x 12' (4.19m x 3.66m) Fitted wardrobes, pedestal wash hand basin, two radiators and double glazed windows.

BEDROOM TWO

13' 6" x 11' 7" (4.11m x 3.53m) Fitted with a range of furniture comprising wardrobes, bedside cabinets and matching wall mounted cupboards extending over the bed space. Two radiators and double glazed windows.

BEDROOM THREE

13' 1" x 10' 4" (3.99m x 3.15m) Built in wardrobe, radiator and double glazed windows.

BATHROOM

9' 6" (max) x 5' 1" (2.9m x 1.55m) Fitted with a four piece suite comprising Jacuzzi style panelled bath, shower cubicle with electric shower, pedestal wash hand basin and low level w/c. Radiator, tiled walls and floor and double glazed window.

EXTERIOR

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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

F

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