

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Rosemary Cottage 5 Primrose Hill, Hanford, Stoke-On-Trent, ST4 8QT

Offers In The Region Of

£400,000

- Character Property
- Original Features
- Comfortable Living Room
- Charming Garden
- Three Bedrooms
- Ground Floor Guest Suite
- Utility Room
- Indian Stone Patio

This character property is a complete one-off.

Rosemary Cottage is tucked away, just off Primrose Hill down a gravel driveway and it is a pure delight. If you're looking for a genuine cottage, with original features and a feeling of rural-living then you have found it right here.

The property offers flexible accommodation with a ground floor guest suite which could be used as a playroom or additional reception room. The kitchen is exactly what you would want from a cottage with quarry tiled flooring, granite work tops and a feature column. The living room is comfortable with wool carpets and log burning stove and practicality is not overlooked and neither is storage with a utility room and various cupboards and a large boarded loft. Upstairs you will find three bedrooms, two double bedrooms and a third currently laid out as an office. A family bathroom and even a small en-suite shower complete the picture.

Outside there are open fields with a south easterly aspect which attracts the sunshine. Indian stone paving, feature pond and raised vegetable beds are typical of a charming cottage and the garage offers additional parking or storage space on top of the large gravel parking area.

Viewing is an absolute must!

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE PORCH

9'04 x 3'04 (2.84m x 1.02m)

Original tiled flooring. Timber front door. Radiator.

DINING ROOM

15'09 x 10'05 (4.80m x 3.18m)

Original quarry tiled flooring. Feature open fireplace. UPVC double glazed window. Radiator. Feature stained glass. Understairs wine cellar/storage. Large cupboard containing the gas central heating boiler. Shelving.

COTTAGE STYLE KITCHEN

15'05 x 12'06 (4.70m x 3.81m)

Tiled floor. Wooden fitted kitchen with granite worktops. Rayburn cooker. Plumbing for dishwasher. Three UPVC double glazed windows. Timber double glazed external door. Radiator. Area for dining table and chairs. Space for tall fridge freezer.

UTILITY ROOM

7'10 x 5'03 (2.39m x 1.60m)

Tiled flooring. Fitted wall cupboards and base units with worktop space. Plumbing for washing machine. Space for freezer.

W/C

Tiled flooring. Wash basin and W/C. Radiator.

GUEST BEDROOM

13'03 x 9'02 (4.04m x 2.79m)

Solid wood flooring. Two UPVC double glazed windows. UPVC double glazed patio doors. Radiator.

EN-SUITE SHOWER ROOM

5'01 x 4'08 (1.55m x 1.42m)

Solid wood flooring. White suite. Walk in corner shower with tiled walls and wash basin. Radiator. Extractor fan.

COMFORTABLE LOUNGE

15'10 x 11'10 (4.83m x 3.61m)

Wool fitted carpet. Three UPVC double glazed windows. Radiator. Feature fireplace with log burning stove. Tiled hearth.

FIRST FLOOR

STAIRS & LANDING

Fitted carpets. Radiator. Access to the loft.

BEDROOM ONE

14'05 x 10'02 (4.39m x 3.10m)

Fitted carpet. Radiator. UPVC double glazed window with shutter. One timber panelled wall. Walk in shower. Feature ceiling beams.

BEDROOM TWO

13'09 x 7'09 (4.19m x 2.36m)

Fitted carpet. Two UPVC double glazed windows with shutters. Radiator. Integral storage cupboards.

BEDROOM THREE/ STUDY

9'00 max x 8'05 max (2.74m max x 2.57m max)

Laminate flooring. Velux window. Radiator. Fitted bookcases. Shelves. Work desk and drawers.

BATHROOM

8'04 x 8'04 (2.54m x 2.54m)

White suite consisting of corner bath, wc and wash basin. UPVC double glazed window with shutters. Spotlights. Heated towel rail. Airing cupboard containing the hot water cylinder. Wood effect vinyl flooring.

LOFT

Boarded with plenty of storage space.

OUTSIDE

To the rear - Stunning south easterly facing garden. Indian stone paved patio area. Lawn. Rockery with feature pond and waterfall. Pergola. Confined vegetable area with raised beds. Outside tap and log store.

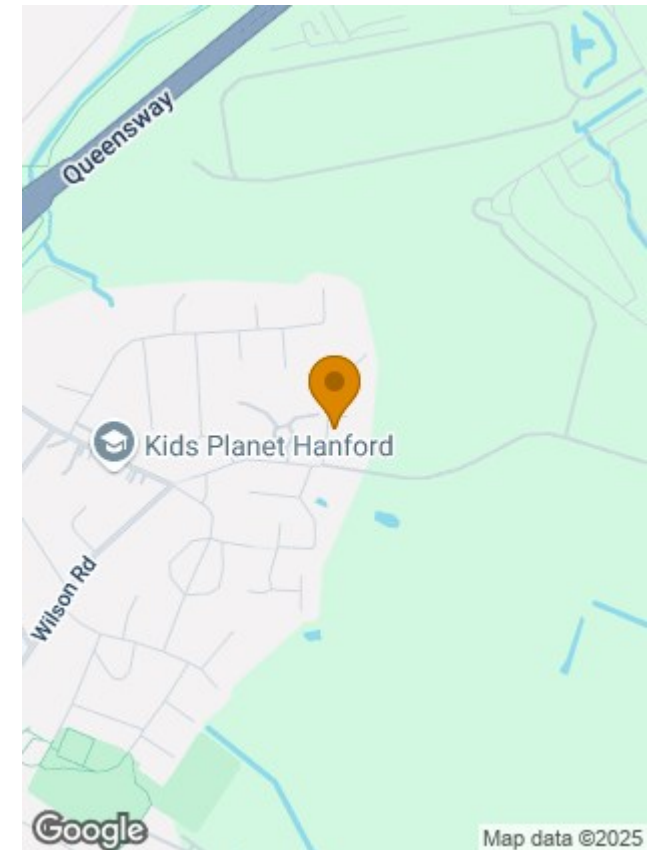
To the front - Gravel drive and turning area which leads to the...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry™
the best move you'll make