



Quarry Cottage
Gnosall

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rural surveyors & property agents



Quarry Cottage

Gnosall | Stafford | ST20 0JD

Eccleshall 6 miles | Newport 7 miles

Stafford Station 8 miles

M6 North (Junc 14) 8 miles | M6 South (Junc 13) 9 miles

A THREE BEDROOM FORMER QUARRY WORKER'S COTTAGE
IN NEED OF COMPLETE RENOVATION IN A QUIET RURAL
LOCATION CLOSE TO THRIVING VILLAGE

Redundant cottage, with scope for extension, in need of complete renovation

Fabulous opportunity to create a unique family home

Currently three bedrooms, two reception rooms, kitchen and bathroom

Large plot extending to approx 0.26 Acre (0.11 Ha)

Within walking distance of the busy and popular village of Gnosall

Idyllic location with easy access to commuter routes

No onward chain



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The Property

Probably built in the mid 19th Century, although with more recent extensions, this sweet cottage would have been home to a quarry worker employed on the now redundant Sandstone quarry nearby. The house has been unoccupied for a number of years rendering it uninhabitable and in a very poor state of repair.

The cottage is a good size extending to approximately 953 sq ft (89 m²) and the accommodation currently comprises two reception rooms, a kitchen, a bathroom with no suite and three bedrooms. Whilst renovation is entirely possible, consideration might be given to demolishing the existing dwelling, which sits close to the roadside, and constructing an entirely new house closer to the centre of the plot (subject to the necessary planning consent).

Whilst Quarry Cottage is in need of complete renovation and restoration, the tranquil location is enviable and paves the way for the buyer to create their dream home. The opportunities are nearly endless!

The Gardens

The plot extends to approximately 0.26 Acre (0.11 Ha) and is mainly level with a brook running along one boundary. There is a row of mature conifer trees which could be taken down (subject to any necessary consent) to provide a completely blank canvas on which to work. There is a timber framed garage on site which could provide some storage in the short term.

The Location

Quarry Cottage is found in a peaceful, rural spot within walking distance of the thriving village of Gnosall which dates back beyond the Domesday book of 1086. This thriving and popular village boasts an impressive Norman church, believed to be built on a Saxon site, a new medical centre, a small supermarket, a primary school, a number of pubs and restaurants and several independent shops. Both Newport and Stafford offer a wider range of amenities and leisure facilities. There are excellent road and rail links and airports within a relatively easy distance for those wanting to combine idyllic pastoral living with needing to travel for work.

The area is extremely well-served with state and private primary and secondary schools and both Keele and Harper Adams Universities are within approximately 30 minutes drive.





Services

Mains water and electric. Drainage is to a private septic tank.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Council Tax Band

The property is currently exempt from Council Tax charges.

Development Clawback

The property is sold subject to a residential and commercial clawback whereby the vendors, or their heirs, will be entitled to 25% of the increase in value of the property if residential or commercial planning permission is granted on the land within 30 years from the date of the completion of the sale. This will not affect the development and reinstatement or extension of the original building, but will apply where multiple buildings are erected.

Viewing

Viewing is strictly by appointment with and accompanied by the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk. Interested parties must NOT, under any circumstances, access the site without being accompanied by a member of the Barbers Rural team. Please note that due to the condition of the house all viewers will be required to sign a disclaimer prior to viewing and children will not be allowed to enter the site.

Location

What3words [///wolves.grabs.messaging](https://www.what3words.com/words/wolves-grabs-messaging)

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14177 17.09.24



Connect with us

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