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Summary

**** CHARMING 18TH CENTURY COTTAGE ** DECEPTIVELY SPACIOUS ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** KITCHEN ** CELLAR ** SOUGHT AFTER VILLAGE LOCATION ** CLOSE TO CANNOCK CHASE ** WITHIN WALKING DISTANCE TO CANNOCK CHASE ** VIEWING ESSENTIAL ****

Ivy Cottage is a delightful period property dating back to the 18th century, occupying a desirable position within the ever-popular village of Little Haywood. Combining character and charm with deceptively spacious accommodation, the property is ideally placed for access to a range of local amenities, well-regarded schools and the beautiful surrounding countryside.

The location is particularly appealing to those who enjoy outdoor pursuits, with both Cannock Chase and the Shugborough Estate within walking distance, providing an abundance of opportunities for walking, cycling and enjoying the surrounding countryside.

The property retains a wealth of traditional features which add to its considerable character and appeal. Viewing is considered essential to fully appreciate both the accommodation and the charm this

Key Features

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- DECEPTIVELY SPACIOUS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- CELLAR
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO CANNOCK CHASE
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- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

13'7" x 11'11" (4.15 x 3.64)

Dining Room

14'1" x 14'1" (4.30 x 4.30)

Kitchen

10'9" x 13'8" (3.29 x 4.18)

Cellar

12'7" x 19'0" (3.85 x 5.80)

Landing

Bedroom 1

13'5" x 11'4" (4.11 x 3.46)

Bedroom 2

8'5" x 14'0" (2.59 x 4.29)

Bedroom 3

9'5" x 9'2" (2.89 x 2.80)

Bathroom

10'9" x 7'8" (3.29 x 2.34)

Agents Note

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Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Key energy efficient - lower running costs	Current	Target	Key environmentally friendly - lower CO ₂ emissions	Current	Target
Very energy efficient - lower energy costs	A		Very environmentally friendly - lower CO ₂ emissions	A	
15-20	B		15-20	B	
10-15	C		10-15	C	
5-10	D		5-10	D	
0-5	E		0-5	E	
0-5	F		0-5	F	
0-5	G		0-5	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		