

Well Farmhouse

Withington, Leigh, Stoke-on-Trent, ST10 4PU

John 
German





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£435,000

Attractive traditional country cottage with well presented & appointed accommodation, occupying a delightful enclosed plot extending to approx. 0.16 acre backing onto a paddock. Situated in a popular village within easy reach of its amenities and commutable distance to the surrounding towns.

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For sale with the advantage of having no upwards chain. Whether looking to move either up or down the property ladder, or for a quiet village retreat, viewing of this lovely detached cottage is highly recommended to appreciate its deceptively spacious accommodation (especially on the ground floor), its condition providing the opportunity to move straight in and then personalise to make it your own, and the delightful plot which enjoys a degree of privacy and a view over a paddock to the rear.

Situated in the hamlet of Withington forming part of the lovely community village of Leigh and within easy reach of its range of amenities including All Saints First School, small post office, a recreational ground and village hall, the picturesque All Saints Church, and countryside walks in all directions. The surrounding towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance, as are the amenities found in the larger village of Tean. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A part obscure double-glazed entrance door opens to the dual aspect hall which provides a spacious introduction to the home with space for seating or even working depending on your needs, with a built-in cupboard housing the central heating boiler, and doors to the ground floor accommodation and the fitted guest cloakroom/wc. The fitted kitchen offers space for a small breakfast table and chairs having an extensive range of base and eye level units including a glass fronted display cabinet and wine rack, with worksurfaces and an inset sink unit set below the front facing window, a fitted electric hob with an extractor hood over, built-in electric oven and a microwave, plus an integrated fridge/freezer.

Extending to the full width of the property is the open plan living/dining room which has windows to both the rear and side elevations overlooking the gardens, and ample space to arrange your furniture to best suit your household's needs, along with a door leading to the stairs for the first floor. A double-glazed door opens to the well-proportioned garden room which wraps around to the side of the home overlooking the gardens, having a tiled floor and uPVC double glazed French doors opening to the outside.

To the first floor the pleasant landing has a side facing window providing natural light, access to the loft and a built-in cupboard. Doors open to the three good sized bedrooms, two of which can easily accommodate a double bed and also overlook the rear garden and surrounding countryside. Finally, there is the fitted family bathroom which has a white four-piece suite incorporating a roll-top bath and a separate double shower cubicle with an electric shower over.

Outside - To the rear there is a lovely enclosed garden enjoying a degree of privacy which is predominantly laid to lawn with well stocked borders, fruit bearing trees and established hedges to the sides. At the bottom of the garden a low-level timber panelled fence enjoys a view over the neighbouring paddock and countryside beyond. At the side of the property is a further lawned garden which enjoys privacy, with raised borders containing a variety of shrubs and plants, and gated access to the front.

To the front a roadside timber 5 bar gate opens to the tarmac driveway providing off road parking for several vehicles, with a small lawn and a useful detached outbuilding used as a utility and store.

W3W: stables.eyelashes.stint

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03082026







Ground Floor

Approximate total area^m

114.6 m²

1234 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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