



FOLLWELLS

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Rosendale Cottage Knowl Wall, Beech - ST4 8SE
£975,000

- Substantial Detached Character Residence
- Delightful Secluded Rural Location
- Grounds And Paddock Extending To Just Over 5 Acres
- Detached Garage Block With Self-Contained Annexe
- Extensive Range Of Further Outbuildings/Stables

A beautifully presented detached character residence, standing in delightful gardens and grounds to include a substantial adjoining paddock with its own private fishing pool, extending to just over 5 acres.

The original property is believed to date back to the early 1700s, with various enlargement being undertaken over the years, which includes more recent further extension and alteration by its current owner to create a magnificent family home. It features four reception rooms and a farmhouse style kitchen with four double bedrooms to include a master suite.

Within the grounds are an array of various useful outbuildings which includes a former brick and tile stable block adjacent to the driveway approach of the property and a further steel/timber framed range of outbuildings and stabling within the gardens. Also constructed by the owners is a separate detached double garage block having a very useful adjoining independent two story annexe, which is ideal for dependent relatives or guests.

The property stands in a delightful secluded rural location situated to the southerly outskirts of the city, nearby to villages and market towns of Newcastle, Stone and Eccleshall being a short drive away. Junction 15 of the M6 is also within a very short driving distance of approximately 2 miles from the property.





Accommodation to the property comprises:

An enclosed entrance porch leads to a magnificent dining/sitting hall which has an exposed brick fireplace and feature timber beamed ceiling. The room is open plan to a farmhouse style kitchen, fitted with traditional units having wood worktops and twin Belfast sinks. It features an electric AGA cooking range with decorative tiled splash back and there are further integrated appliances comprising; dishwasher and freezer. A large matching style island unit provides additional cupboard/drawer storage and extends to a breakfast bar. Also accessed from the dining/sitting hall is a separate study with a feature internal coloured glass window.

A door from the kitchen leads to an inner hallway which gives access to all remaining ground floor rooms and includes a walk in coats cupboard, cloaks/WC and rear access porch. A formal living room features a large attractive brick fireplace with wood burner stove and French doors open out onto the garden. The room enjoys further exposed timber beams and a fitted book shelf which includes a hidden cupboard concealment for a TV. Under stairs storage is situated within the corner of the room. Adjacent to the living room is an elegant dining room with herringbone wood block flooring, exposed timber beam and triple bifold doors also opening out onto the garden. At the end of the inner hallway is a large utility room providing washing facilities fitted with a second Belfast sink, wood work tops, drawer/storage baskets and wall cupboards.

A turn staircase from the dining/sitting hall leads to the first floor corridor landing area with further exposed timber beams and an airing cupboard. There are four large family double bedrooms with the master bedroom having ornate fireplace and walk in dressing area leading to an ensuite bathroom. Two of the other family bedrooms also have wash hand basins and wardrobe storage with one of the bedrooms featuring double casement doors opening out onto a Juliet balcony enjoying views over the garden. To the rear of the landing area is a large family bathroom which has twin circular vanity wash basins with drawer/cupboard units beneath, centrally positioned bath, WC and separate corner tile shower cubicle.



The property is approached from a shared private access lane from the main road. The lane provides access to three other neighbouring properties. Rosendale cottage is the first property on the right hand side and has automatic gated approach onto a gravel driveway providing ample parking in front of a large detached double garage block (constructed in 2004/5).

There is separate access to the rear of the garage leading to a self contained annexe that provides total independent living for a relative or as a self-contained office use. The annexe has separate electric heating to wet system radiators and offers accommodation comprising; ground floor entrance area with kitchenette that has electric cooking facilities and a feature stone tiled floor. There is a ground floor bedroom which has a fully equipped three-piece bathroom. A spiral staircase leads to further accommodation/office space above the garage with skylight windows and is currently split into a main lounge area with second small bedroom/study area off.

To the rear side of the property and situated to the opposite side of the approach lane is a range of traditional brick and tile out buildings comprising former stables/store rooms with further lawn area beyond. They currently provide useful storage and offer the possibility for further annexe/holiday let conversion (STPP). Attractive gardens extend to approximately 0.6 acres with pathway access around the dwelling giving access to a gardeners WC and freestanding oil fired boiler.

There is also a separate five bar gated entrance from the shared lane. Gardens are principally laid to lawn, which extend up and around the garage/annexe, with patio and rockery areas. An ornamental waterfall and steps lead to a garden shed (with power connection) and raised vegetable planters. A top tier of the garden has orchard planting with further small woodland area beyond returning back to the main lane entrance.





Within these gardens there is a further substantial range of steel/timber framed outbuildings/former stables providing further workshop and implement storage for garden equipment. Adjoining to the near side of these outbuildings is an attractive timber framed gazebo ideal for summer entertaining with log burner and pizza oven.

To the far end of the gardens there are various vehicle access points to a superb adjoining 4.5 acre (or thereabouts) paddock, with further vehicle access directly onto the main road and features a private purpose built large fishing pool with seating and pontoon. The paddock is completely stock fenced for potential livestock/equestrian usage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



