



153 Padfield Main Road, Padfield

£254,500 Freehold

Quaint country cottage • Freehold property • Village location in Padfield • Edge of open countryside • Lounge and fitted kitchen • Bright and airy conservatory • Two bedrooms • Stylish modern bathroom • Shared rear garden



Nestled in the charming village of Padfield, this quaint country cottage offers beautifully presented accommodation with delightful countryside views to both the front and rear. Full of character and warmth, the property is ideal for those seeking a peaceful village lifestyle on the edge of stunning open countryside.

Offered as freehold, the cottage briefly comprises a welcoming lounge, a well-appointed kitchen, and a bright and airy conservatory which provides a wonderful additional living space and enjoys views over the surrounding countryside. To the first floor are two comfortable bedrooms and a lovely bathroom, all immaculately presented and tastefully decorated throughout.

Externally, the property benefits from a shared rear garden enjoyed alongside friendly neighbours, creating a pleasant outdoor space to relax and unwind. The property also includes two useful stone-built storage sheds, ideal for outdoor equipment, bicycles, or additional storage.

Perfectly suited to first-time buyers or those looking to downsize, the property is ideally located within this sought-after village setting. The popular Peels Country Pub, known for its home-cooked food and welcoming atmosphere, is just a short stroll away, while Hadfield Train Station is within easy reach, offering convenient transport links.

A charming and well-maintained cottage in a beautiful countryside location – early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold



ENTRANCE VESTIBULE

External door to vestibule with wall light point. Original timber and glazed door opens into the lounge.

LOUNGE

13' 6" x 13' 6" (4.11m x 4.11m)

A cozy lounge with uPVC double-glazed window to the front elevation. Features an original built-in storage cupboard with drawers, a gas stove-effect fire set within an attractive stone fireplace, picture rail, beam to ceiling, ceiling light point, wall-mounted radiator, and a meter point cupboard. Internal door leads to the kitchen.



KITCHEN

13' 6" x 8' 1" (4.11m x 2.46m)

Fitted with a range of high and low kitchen units with contrasting splash back work surfaces. Space for a freestanding oven with over-oven extractor fan, sink and drainer unit with mixer tap, plumbing for an automatic washing machine, under-stair storage cupboard, and space for fridge/freezer. Ceiling light point, wall-mounted radiator, window to conservatory, wall light point, and stable door providing access to the conservatory



CONSERVATORY

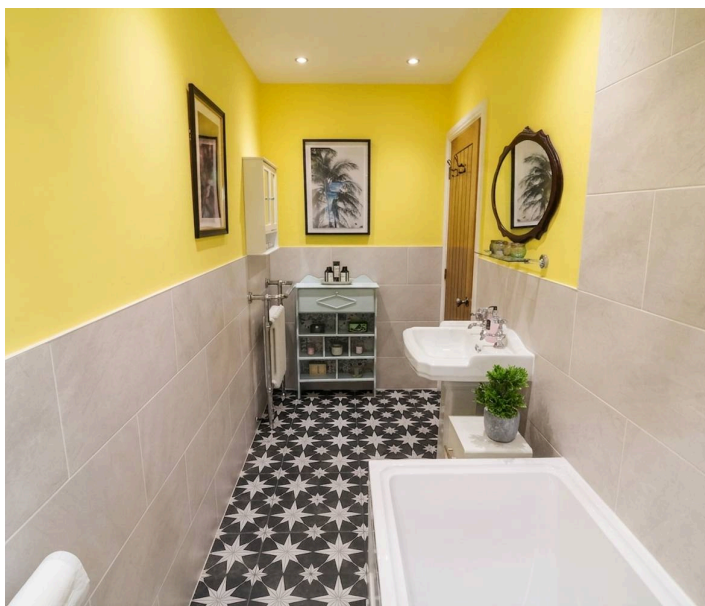
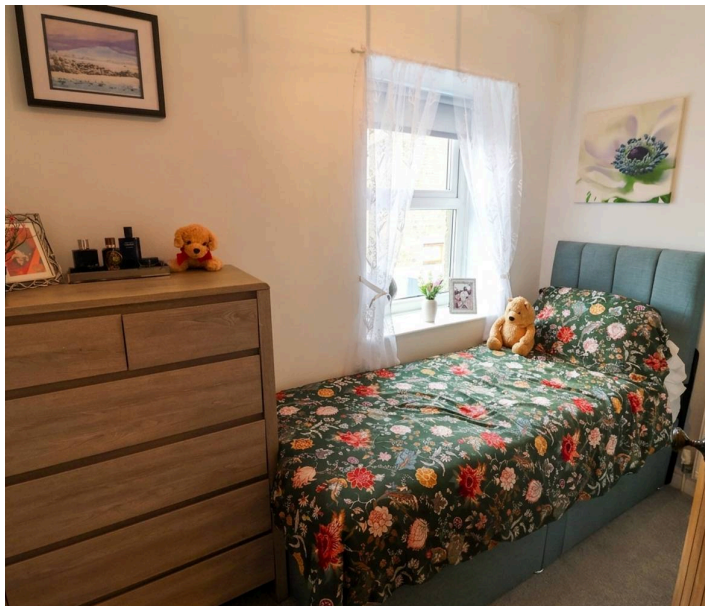
14' 4" x 13' 0" (4.37m x 3.96m)

A generous sized conservatory flooded with natural light with uPVC double-glazed ceiling, windows, and doors providing access to the rear garden. Includes wall-mounted radiator and wall light points.

LANDING

Stairs from the ground floor to the first floor. Loft access





LANDING

Stairs from the ground floor to the first floor. Loft access point, ceiling light point, and floor-mounted designer radiator.

MAIN BEDROOM

11' 5" x 10' 5" (3.48m x 3.18m)

A generous double bedroom with uPVC double-glazed window to the front elevation, countryside views, wall-mounted radiator, ceiling light point, picture rail, feature fireplace, and built-in storage wardrobes along one wall.

BEDROOM TWO

8' 7" x 5' 0" (2.62m x 1.52m)

Single bedroom with uPVC double-glazed window to the rear elevation, countryside views, wall-mounted radiator, and ceiling light point.

BATHROOM

11' 5" x 4' 1" (3.48m x 1.24m)

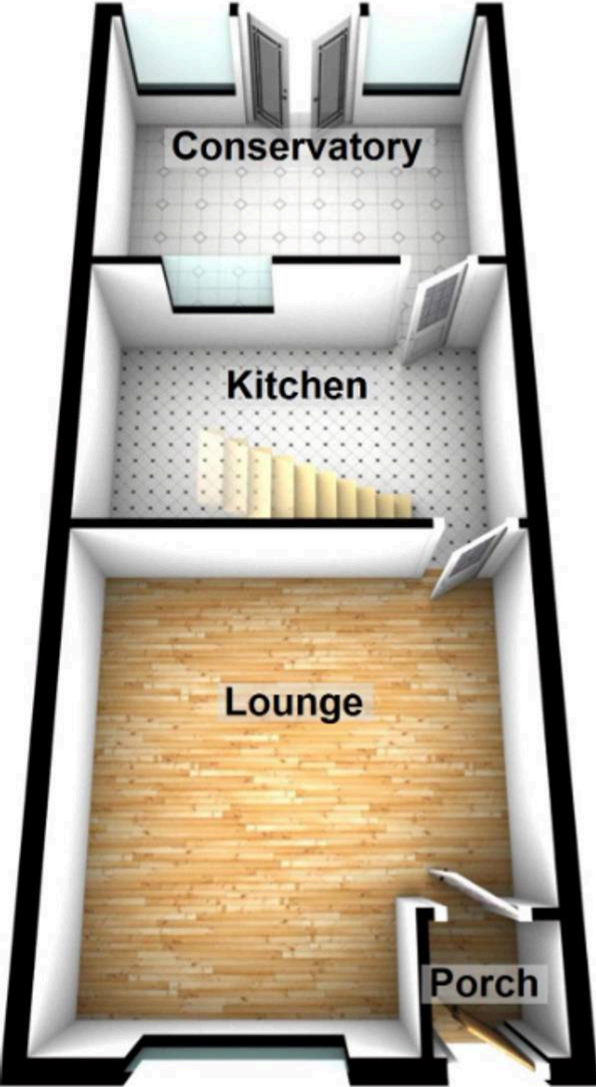
A generous bathroom with a three-piece suite comprising low-level WC, pedestal sink, and bath with over-bath shower. Features floor-mounted designer heated towel rail, uPVC double-glazed window to the rear elevation, splash back tiling, attractive tiled flooring, ceiling spotlights, and extractor fan.



COMMUNAL GARDEN

Externally, the property benefits from a shared rear garden enjoyed alongside friendly neighbours, creating a pleasant outdoor space to relax and unwind. The property also includes two useful stone-built storage sheds, ideal for outdoor equipment, bicycles, or additional storage.

Ground Floor



First Floor



You can include any text here. The text can be modified upon generating your brochure.