



Meadow View Lakeside Barns, Rownall Road, Staffordshire, ST9 0BS

£1,500 PCM

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Whittaker & Biggs are delighted to offer TO LET this charming three-bedroom stone cottage, ideally situated on the highly sought-after Lakeside Barn Development.

This attractive property enjoys a peaceful rural setting with delightful open views across the pond and surrounding countryside, whilst still offering excellent access to nearby towns and local amenities.

The accommodation briefly comprises a welcoming entrance hall, a spacious living room, a well-appointed kitchen/dining area and a convenient ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a modern family bathroom.



Council Tax Band:



Hallway

UPVC double glazed door to front aspect with inset leaded light glazed panell, double door with inset light glazed panells to Lounge. Door to understairs store cupboard with wall mounted light point, power points, wall mounted fuse box. Door into downstairs cloakroom. double doors with inset glazed panells into kitchen diner. Exposed beams to ceiling, ceiling mounted smoke alarm. Tiled flooring, stairs to first floor landing. - Size :

Downstairs Cloakroom

5'1" x 6'3"

Housing low level W.C., pedestal wash hand basin, single radiator, extractor fan, tiled splashbacks, UPVC Duble glazed window to rear aspect, centre light point. Tiled floor - Size : - 5' 1" x 6' 3" (1.54m x 1.90m)

Lounge

16'1" x 16'1"

(maximum measurements) UPVC double glazed leaded light window to front aspect, UPVC double glazed patio door to rear aspect. feature brick fireplace set on tiled hearth with brick fender surround incorporating electric fire, exposed ceiling beams, two double radiators, three wall light points, two ceiling light points, television aerial point, telephone point, power points. - Size : - 16' 1" x 16' 1" (4.91m x 4.91m)

Kitchen/Diner

15'11" x 15'4"

UPVC double glazed door to rear aspect with leaded insets, excellent range of units with fielded panels and brass fittings thereto comprising base cupboards and drawers incorporating integrated freezer, integrated fridge, integrated Hotpoint washing machine, Leisure Cursine Master 100 electric oven range with 6 ring electric hob. Roll top work surface incorporating one and half bowl sink unit, with

mixer tap over, tiled splashbacks to part incorporating power points. Range of matching wall cupboards incorporating feature display shelving, glazed display doors to part. Inset wine rack, extractor fan in canopy incorporating light, feature exposed timber to ceiling. UPVC double glazed door with leaded light glazed panel to rear aspect, Upvc window with leaded light glazed panel to side aspect, two upvc double glazed window with leaded light panels to front of aspect. Two ceiling light points, power points, double radiator, Tiled flooring. - Size : - 15' 11" x 15' 4" (4.84m x 4.68m)

First Floor

Size :

Landing

Having Velux window to rear aspect, single radiator, two ceiling light points, ceiling mounted smoke alarm, loft access. - Size :

Master Bedroom

13'2" x 16'1"

Double glazed leaded light window to side aspect, two double radiators, centre light point, exposed ceiling timbers, television aerial point, power points. built in double wardrobes incorporating hanging and shelving, hot water tank and heating controls. - Size : - 13' 2" x 16' 1" (4.02m x 4.89m)

Ensuite Shower Room

6'6" x 5'10"

Suite comprising low level W.C., pedestal wash hand base having cupboards below, single radiator. Shower cubicle incorporating Triton electric shower fitment, extractor fan to ceiling, centre light point. Tiled effect cushioned flooring. - Size : - 6' 6" x 5' 10" (1.98m x 1.79m)

Bedroom Two

10'4" x 15'9"

Double glazed leaded light window to front aspect, centre light point, two single radiator, exposed ceiling timbers, power points. Built in double wardrobe incorporating hanging and shelving, velux window to rear aspect. - Size : - 10' 4" x 15' 9" (3.16m x 4.80m)

Bedroom Three

6'0" x 12'4"

Having velux window to front aspect, centre light point, exposed ceiling timbers, single radiator, power points. television arial point. - Size : - 6' 0" x 12' 4" (1.83m x 3.75m)

Bathroom

6'0" x 8'10"

White suite comprising panelled bath with wall mounted 'Triton' electric shower fitment over, pedestal wash hand basin, low level W.C., centre light point, extractor fan, single radiator Velux window to rear aspect, tiled effect cushioned flooring. - Size : - 6' 0" x 8' 10" (1.83m x 2.69m)

Outside

Block paved area to front aspect providing off road parking for numerous vehicles with adjoining raised borders incorporating mature trees and shrubs. Rear garden area laid to block paved patio incorporating the bio boiler. Pedestrian access to the rear for refuse collection purposes, courtyard lighting.

- Size :





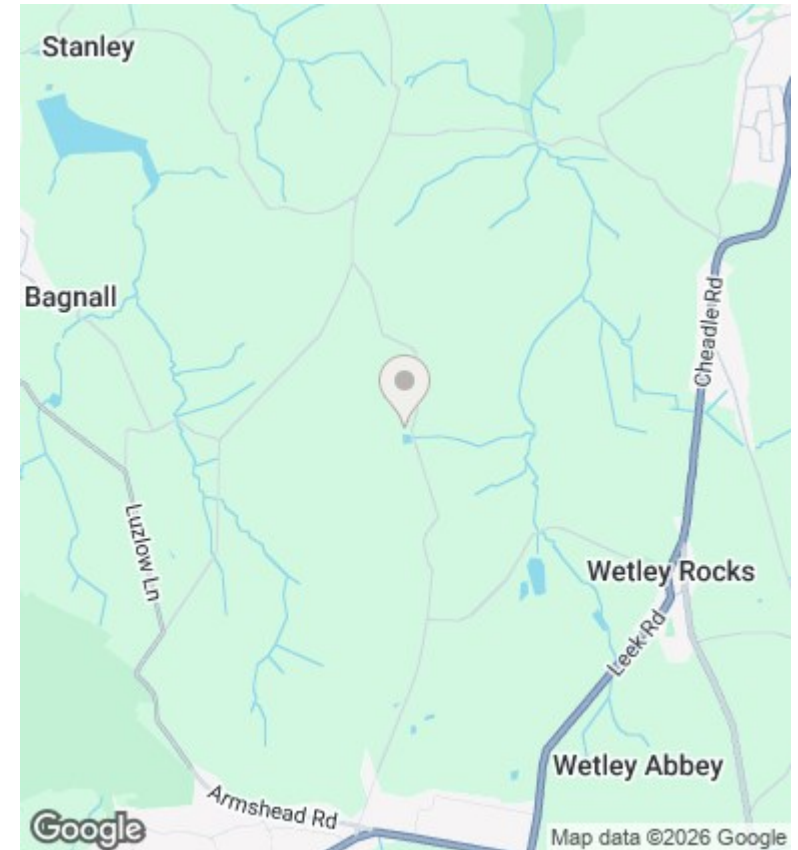
Directions

From our Derby Street, Leek offices proceed out of the town on the A5230 Cheddleton Road. Follow this road passing through the village of Cheddleton and upon entering the village of Wetley Road after passing the Powis Arms and after the junction with Mill Lane turn right. Follow this road for approximately one mile and as the road bears to the right continue past the pond on the left and take the left turning into Lakeside Barns

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	