



The Cottage Church Avenue  
Grindon



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# The Cottage Church Avenue

Grindon  
Staffordshire  
ST13 7TP

- \* This detached stone built cottage with annexe is delightfully situated on the edge of the village of Grindon in what is a superb location in the beautiful Staffordshire Moorlands countryside and within the Peak District National Park.
- \* The property is well placed for travelling to the market towns of Leek, Ashbourne and Buxton.
- \* The property itself was built in 1834 and is of traditional stone construction having considerable character. It has been improved in recent years by the present owners to an exceptionally high standard with quality fittings throughout.
- \* The property provides very comfortable two double bedrooomed accommodation and has been modernised to a high specification with a special feature being the more recently added conservatory/sunroom. It enjoys the benefit of central heating and double glazing and much of the original character has been retained.
- \* It also has the advantage of a converted outbuilding which could be used for a number of uses, ideal for a Hobby Studio or maybe those working from home.
- \* The property enjoys a pleasant outlook to the front and backs onto open countryside.
- \* This is an exceptionally well presented property, inspection of which is most strongly recommended.
- \* The property is offered For Sale with No Upward Chain involved.



Offers Over £595,000



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# General Information

## THE COTTAGE

### Lounge 13'5" x 13'5" (4.11m x 4.09m)

With wood burning stove. Radiator. Exposed beams to ceiling. Wooden flooring.

### Dining Room 13'5" x 13'5" (4.09m x 4.09m)

With stone hearth and inglenook. Base unit. Wooden flooring. Exposed beams to ceiling.

### Galley Kitchen 21'5" x 5'4" (6.55m x 1.63m)

Fully fitted with a comprehensive range of units consisting of two sink units, base units, working surfaces and wall cupboards. Radiator. Tiled flooring.

### Utility Room/Toilet 8'9" x 4'7" (2.69m x 1.42m)

With plumbing for automatic washing machine. Fitted wash hand basin and WC. Radiator. Tiled flooring.

### Conservatory/Sun Room 12'9" x 9'6" (3.89m x 2.92m)

With a wood burning stove. Wooden flooring. Recessed spotlighting. French windows leading to rear garden.

### Stairs to Landing

With fitted carpet. Exposed beams to ceiling.

### Bedroom One 13'5" x 13'3" (4.11m x 4.06m)

With radiator. Exposed beams to ceiling. Fitted carpet.

### Bedroom Two 13'3" x 10'4" (4.06m x 3.15m)

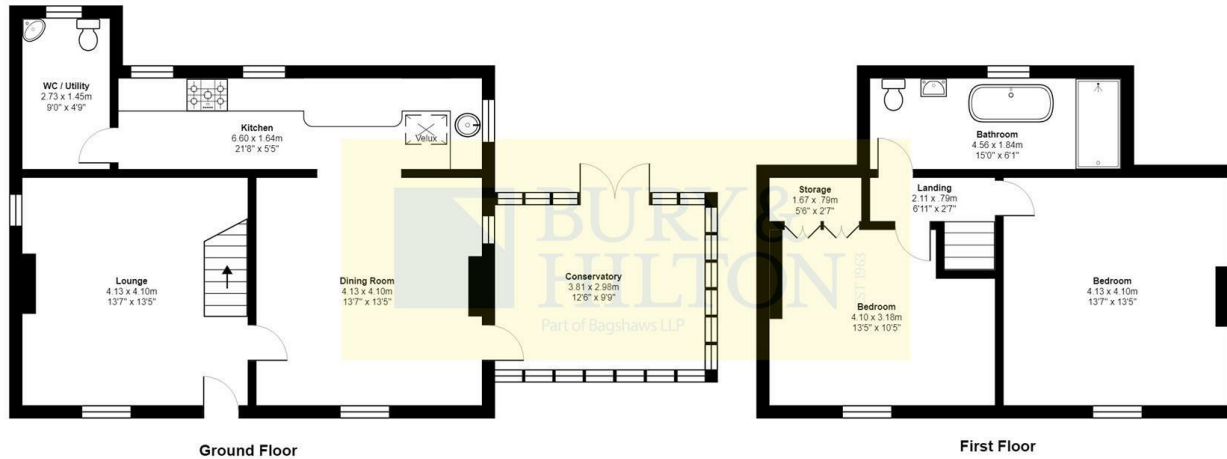
With two fitted wardrobes. Radiator. Exposed beams to ceiling. Fitted carpet.

### Bathroom 14'11" x 6'0" (4.55m x 1.83m)

With a freestanding claw foot bath, walk-in shower cubicle, wash basin and WC. Recessed spotlighting. Radiator. Wooden flooring.

### Converted Outbuilding/ Hobby Studio





All measurements are approximate and for display purposes only

### Outside

Extensive gardens to front, side and rear well laid out and stocked with flower borders, lawns, block paved patio and pebbled paths together with vegetable patch. The gardens border open fields to the rear. A driveway provides off road parking facilities for a number of vehicles.

### Services

Mains electricity and water. Drainage to a water treatment works. Oil fired central heating and double glazing to main house. Separate oil fired central heating and triple glazing to annexe.

### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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