The Stables Woodhead Yard, Cheadle, Staffordshire ST10 2EB

Guide price £129,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

Bursting with charm and character, this delightful cottage offers a wonderful blend of traditional features and tasteful modern improvements. Boasting exposed beams, impressive vaulted ceilings and an abundance of rustic character throughout, the property provides a truly unique and welcoming home.
The accommodation begins with a beautifully presented cottage-style kitchen, fitted with attractive sage green units, solid wooden work surfaces and a striking exposed brick feature wall, creating a warm and inviting heart of the home. The cosy lounge enjoys an exposed brick fireplace with a cast iron-style electric fire, a bespoke media wall with timber mantel, decorative wall panelling and stairs rising to the first floor.
Upstairs, the stunning principal bedroom is a particular highlight, showcasing original exposed beams and elegant feature panelling. A second room is currently utilised as a dressing room with fitted storage but offers flexibility to suit a variety of needs. Completing the accommodation is a stylishly upgraded bathroom, fitted with a modern white suite including a P-shaped bath with rainfall shower over.
Occupying a roadside position just off Froghall Road within a popular residential setting, the property benefits from an attractive gravelled frontage with a paved patio seating area, providing a lovely space to sit and enjoy the outdoors. To the rear, the property backs onto a lane, creating a low-maintenance external aspect.
This charming cottage is ideal for buyers seeking a characterful home with a wealth of original features, thoughtfully updated for modern living.

The Accommodation Comprises

Kitchen
11'10" x 11'9" (3.61m x 3.58m)
Beautifully appointed in a timeless sage green finish, the kitchen offers a charming cottage-inspired feel with stylish chrome handles and a range of wall and base units, drawers, and solid wooden work surfaces. Integrated appliances include an electric oven with an induction hob, while a white ceramic sink with a chrome mixer tap and drainer sits beneath the front-facing window, enjoying pleasant natural light.
Adding character and individuality, a striking exposed brick feature wall is complemented by open shelving and exposed copper conduit, creating a rustic yet contemporary industrial touch. Finished with a practical tiled floor, the kitchen also provides space for a freestanding fridge freezer and additional appliances, making it both functional and full of personality.

Lounge
9'9" x 17'1" (max) (2.97m x 5.21m (max))
A beautifully presented and characterful lounge featuring an attractive exposed brick fireplace with a cast iron-style electric fire, creating a charming focal point. Above, a timber mantel shelf and dedicated media wall provide the perfect space for a wall-mounted television. Decorative wall panelling adds warmth and style throughout the room, while two windows allow plenty of natural light to flood the space. A double radiator ensures comfort all year round, and the staircase rises from the lounge to the first floor, enhancing the room's welcoming and homely feel.

First Floor

Bedroom One
10'8" x 6'1" (3.25m x 1.85m)
A beautifully presented and generously proportioned principal bedroom, full of charm and character. Two original exposed ceiling beams create a striking feature and enhance the room's cottage appeal, while decorative wall panelling behind the bed provides an elegant focal point. A window fills the room with natural light, creating a bright and welcoming atmosphere. The staircase and banister open into the bedroom, adding a unique architectural feature and a sense of individuality before continuing through to the second bedroom.

Bedroom Two/Dressing Room
5'2" x 8'4" (1.57m x 2.54m)
Currently configured as a stylish dressing room, this versatile second room has been thoughtfully fitted with an extensive range of storage cupboards, providing excellent wardrobe and organisation space. A small window allows natural light to brighten the room, creating a pleasant and practical environment. While presently used as a dressing room, the space offers flexibility and could be adapted to suit a variety of needs, including a nursery, home office or occasional bedroom, subject to the purchaser's requirements.

Bathroom
6'10" (max) x 9'8" (2.08m (max) x 2.95m)
Upgraded to a high standard, the bathroom combines contemporary styling with practical design. It features a P-shaped bath with a thermostatic shower over, incorporating both a rainfall shower head and a separate handheld attachment, complemented by a sleek chrome-framed glass shower screen. The walls are partially tiled in an attractive grey mosaic-effect finish, adding a modern touch.
A wash hand basin is set within a stylish vanity unit with double-door cupboard storage beneath, alongside a low-flush WC. Rustic wood-effect flooring brings warmth to the space, while a window provides natural light and ventilation, completing this well-appointed family bathroom.

Outside
The property is approached directly from the road, with an attractive gravelled frontage creating an inviting first impression. A paved patio seating area provides an ideal spot to sit and enjoy the sunshine, offering a pleasant outdoor space for relaxing or entertaining.
To the rear, the property backs onto a lane, providing a low-maintenance aspect with no rear garden to maintain.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

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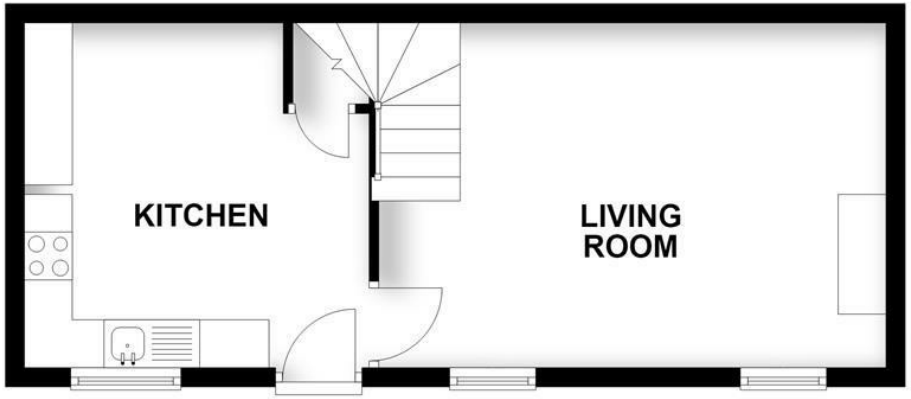
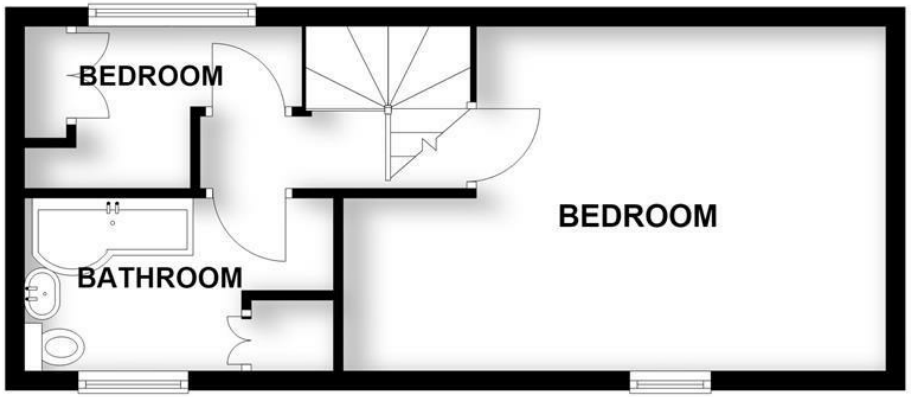
GROUND FLOOR

APPROX. 32.4 SQ. METRES (348.7 SQ. FEET)



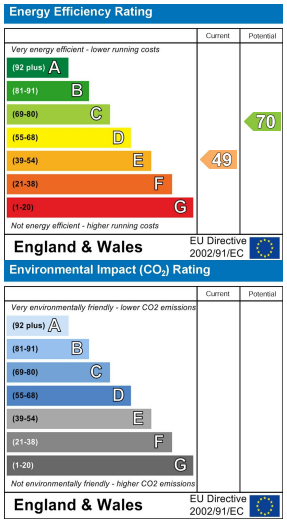
FIRST FLOOR

APPROX. 32.4 SQ. METRES (348.7 SQ. FEET)



TOTAL AREA: APPROX. 64.8 SQ. METRES (697.5 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natashaford@kevinfordandcoltd.co.uk
www.kevinfordandco.co.uk

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