



FOLLWELLS

Wood Farm, Butterson Road, Newcastle Under Lyme - ST5 4EB

Offers in Region of £549,000

- Delightful Character Residence
- Beautifully Presented Throughout
- Idyllic Rural Village Location
- Views Over Surrounding Staffordshire Countryside
- Refitted Farmhouse Style Kitchen
- Luxurious Family Bathroom
- Impressive Main Reception and Master Bedroom
- Attached Garage Block/Workshop

A beautifully presented semi detached character property, dating back to the mid Victorian era with large rear extension. Having undergone substantial and sympathetic refurbishment and maintenance by the current owners, which includes a well equipped farmhouse style kitchen and a luxurious first floor family bathroom.

The room sizes throughout are impressive with particular note to the main rear facing reception living room and master bedroom. All of the internal doors are in keeping with the character of the property being sold oak and latch key.

The property is privately situated to the outskirts of the idyllic rural village location of Butterson. Surrounded by Staffordshire countryside and approached from a shared private road with further attractive driveway approach and includes the benefit of a large attached traditional garage block/workshop. It is ideally suited for people who enjoy the great outdoors with various footpath walks from the village. In contrast it is also conveniently located for town being only a five minute drive away and within close proximity to Junction 15 of the M6.





Accommodation: –

Accessed from a tile floor entrance hall with cupboard and latch key doors opening to a large utility fitted with base units, black granite worktops, shelving cupboard and appliance space. Continuing through to a cloak store with further worktop, wall units, plumbing provision for washing machine and a WC.

Tile flooring continues from the hallway into a delightful farmhouse style breakfast kitchen, fitted with an extensive range of matching style base and wall cupboards with corner units, display shelving and pan drawers. Black granite worktops extend to three sides with sink unit and appliance integration comprising full upright fridge, separate freezer and dishwasher. The centre piece to the kitchen is a freestanding SMEG combined fuel double cooking range with extractor that will remain as part of the sale. A staircase off the kitchen leads to the first floor and a glazed modern oak door leads to the various reception areas of the property which includes a separate dining room having French doors opening to a large private patio. Mezzanine steps lead up to the principal spacious living room which boasts a feature stone wall fireplace with open basket fire and large oak ceiling beam. There are twin feature portal windows to the side elevation and a full glazed rear aspect enjoys views over the rear garden and beyond with central French door opening to the exterior.



A return staircase leads to a corridor landing area with deep store/airing cupboard over stairwell and latch key doors open to rooms which includes a separate enclosed WC off the landing area. All three double bedrooms retain their own character features with the smallest having a table top vanity wash basin.

A large second bedroom is accessed from a walk-through dressing area fitted with a triple wardrobe and mezzanine steps up to the bedroom area enjoying views to the rear over surrounding paddock land and fields beyond. Additionally there is ladder access to a loft area above. A truly impressive master bedroom has fitted twin his and her wardrobes and features a glazed dual aspect to the side and rear enjoying further rural views over the surrounding countryside and the village. This includes patio door access onto a large timber framed rear balcony to take further advantage of the rural surroundings. To complete the first floor accommodation is a luxuriously and recently appointed family bathroom with feature tile walls and comprises a five piece contemporary suite with modern bath having centre piece tap, large walk in shower cubicle with mains thermostatic power shower, twin feature vanity wash basins and W.C.

The property is accessed from a private road shared with two other properties. A five bar entrance gate leads to a long driveway and attractive gardens comprising of shaped lawn with well stocked borders. At the end of the drive there is parking for several vehicles in front of a substantial attached garage block and workshop which has two separate garages with automatic up and over doors, power connection and rear access to the courtyard.

Adjoining one of the garages is a further workshop area currently with stable door frontage and could easily be made into further garaging to create a triple garage block if so required. Leading to the side of the property, with oil tank location there is access to a large rear/side private courtyard also having access from the dining room and creating an ideal outdoor entertaining space. Beyond the courtyard is a rear garden area with small lawn and further patio beneath the first floor balcony, commanding fine views over adjacent paddock land and the rural aspect beyond.





Wood farm is a property well worthy of an internal inspection to truly appreciate its beautiful locality and internal finish.

Directions - From Whitmore Road (A53) turn right into Butterson Lane. Continue for approximately 0.4 miles and take the first right into Butterson Road. Continue into the main village area for a further 0.2 miles and take the first left down onto a gravel track situated between the properties known as 'The Stables' and 'The Haven'. Continue for approximately 90 metres and turn right into the driveway.

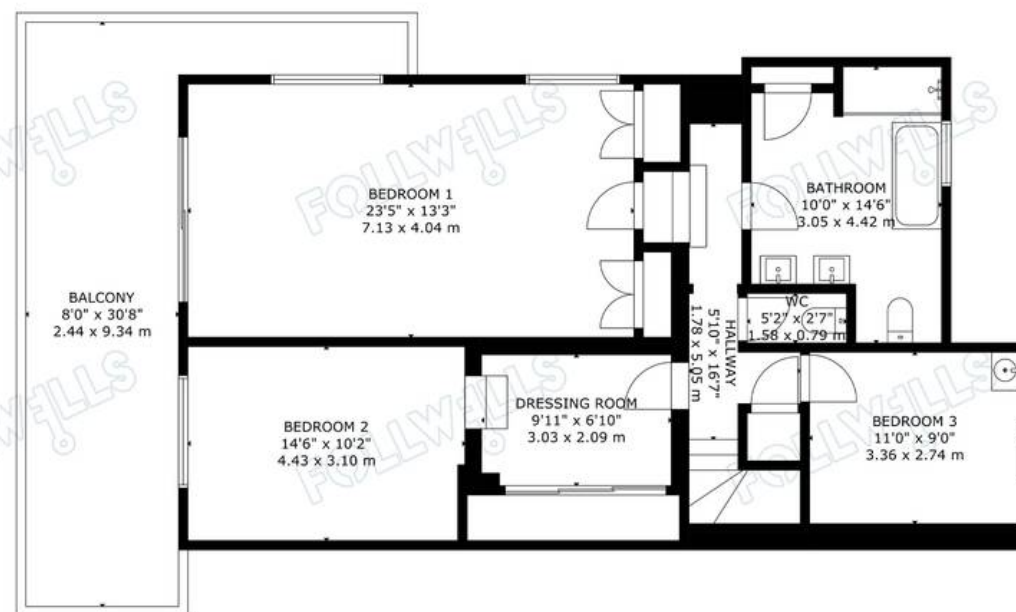
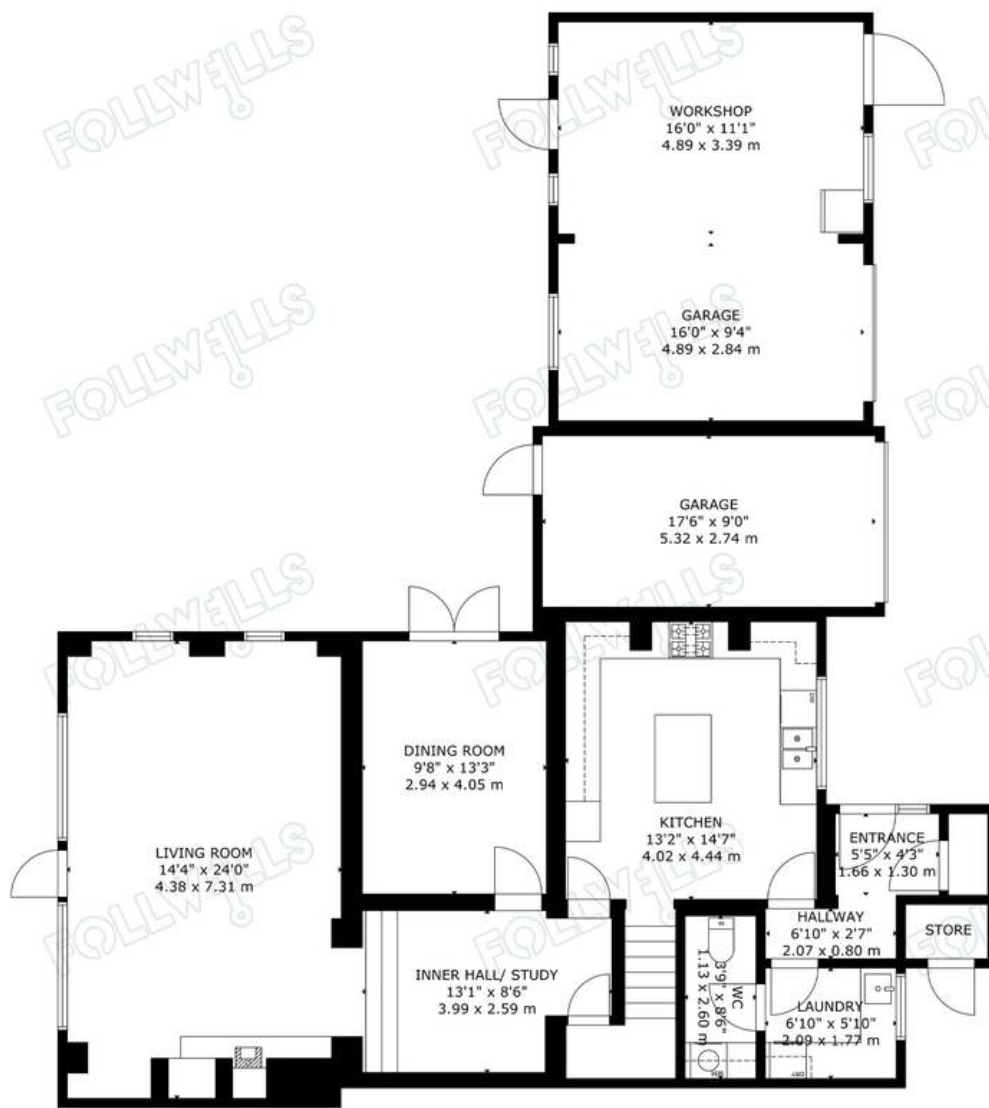
Agents note:- The gravel track lane is owned by another property within the village with full vehicular access granted to the owner of Wood Farm and also has a public footpath right of way.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





GROUND FLOOR

FIRST FLOOR