





A rare opportunity to acquire this characterful period cottage in the sought-after semi-rural village of Denstone, approximately five miles from Uttoxeter. Sitting on a 0.15-acre plot and constructed of stone and brick beneath a Staffordshire Blue tiled roof, the property offers spacious, oil-fired centrally heated accommodation rich in original features.

The property has been thoughtfully improved by the current owners and benefits from newly installed windows to the entire front elevation, enhancing both the property's appearance and energy efficiency.

Set behind a stone retaining wall with raised lawn and driveway providing ample parking, the home also benefits from a substantial double garage and rear garden with patio and well-stocked borders.

Internally, the accommodation comprises a welcoming hallway, characterful dual-aspect lounge with exposed beams and feature fireplace, spacious kitchen/dining room with fitted units and integrated appliances, large utility room, cloakroom WC, and a conservatory overlooking the garden. To the first floor are four good-sized bedrooms, two with en suite facilities, together with a family shower room.

Denstone offers a range of local amenities and schooling, with further facilities available in Uttoxeter and Ashbourne, while the nearby Weaver Hills provide delightful countryside walks.

Viewing by appointment only.



## Hallway

A welcoming entrance hallway featuring a central heating radiator and staircase rising to the first-floor landing. There is a useful understairs storage cupboard housing the recently fitted electrical consumer unit and electric meter. Internal doors provide access to the principal ground floor accommodation.

## Lounge

A bright and characterful reception room benefitting from dual aspect views to the front and side elevations through three UPVC double glazed windows. Features include a central heating radiator, a focal point fireplace with stone surround, original exposed beamwork and ceiling trusses, and a newly fitted composite front entrance door.

## Utility Room

Accessed via a composite entrance door, the utility room enjoys a UPVC double glazed window to the front elevation and complementary tiled flooring throughout. Fitted with roll-top wood block effect work surfaces incorporating a Belfast ceramic sink, there is plumbing and space for freestanding and under-counter white goods, along with a central heating radiator and smoke alarm. A further composite double glazed rear door provides access to the garden. A latch-panelled door leads to:

## Cloakroom/W.C.

Fitted with a low-level WC and grab handle, with a UPVC double glazed frosted window to the rear elevation.



## Kitchen/Dining Room

A spacious kitchen dining area with UPVC double glazed windows to the side and rear elevations. The room features complementary tiled flooring, exposed original stonework, and two central heating radiators. The kitchen is fitted with a range of matching base and eye-level units, drawers, and display cabinets with drop-edge work surfaces. Integrated appliances include a double sink with mixer tap, four-ring electric hob, oven and grill, with additional space for freestanding and under-counter appliances. Ceiling spotlighting completes the space.







### Conservatory

A versatile additional reception space with UPVC double glazed windows to all elevations and French doors opening onto the rear garden. Finished with tiled flooring and a solid PVC roof.

### First Floor Landing

With an airing cupboard housing the hot water immersion tank, an additional storage cupboard, smoke alarm, and internal latch-panelled doors leading to:

### Bedroom One

A generous double bedroom with two UPVC double glazed windows to the front elevation.

### En-suite

Comprising a three-piece suite including low-level WC with continental flush, wash hand basin, and shower cubicle with electric shower. Complementary wall tiling, central heating radiator, and ceiling spotlighting.

### Bedroom Two

With a UPVC double glazed window to the front elevation, telephone point, and a range of fitted wardrobes with hanging rails and shelving.

### En-suite Two

Featuring two UPVC double glazed windows to the front and side elevations. Fitted with a three-piece suite comprising low-level WC, P-shaped bath with electric shower over and glass screen, pedestal wash hand basin, and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Family Bathroom

With a UPVC double glazed window to the side elevation, fitted with a three-piece suite comprising low-level WC, wash hand basin, and shower cubicle with electric shower. Features include a central heating radiator and timber panelling to the lower walls.

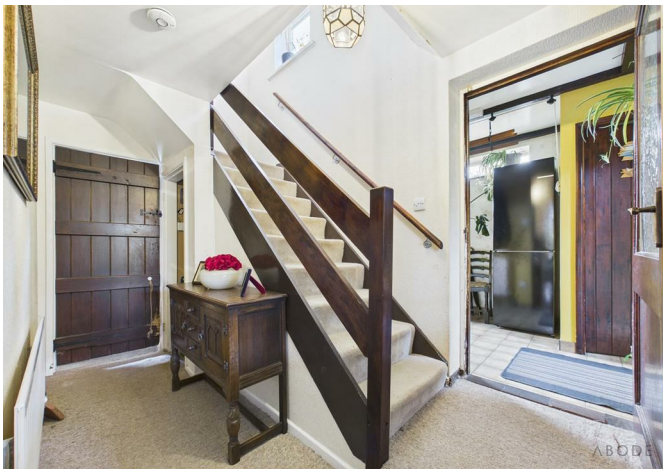
### Double Garage

A substantial double garage with electric roller door to the front elevation, providing ample vehicle storage. Benefitting from power, lighting, overhead storage, and housing the oil-fired Worcester central heating boiler.

### Features

To the front of the property, the garden features a charming and distinctive historic well, complete with an attractive stone seat positioned above it. This characterful feature adds notable interest and a sense of heritage to the setting. Although the well was filled in during the 1970s, it offers exciting potential for reinstatement, subject to any necessary consents, providing an opportunity for a future owner to further enhance this unique aspect of the garden.

We have been informed that the property is offered for sale with its original title deeds, dating back to the early 1900s, providing a tangible link to its past. The earliest recorded evidence of a sale indicates that the original part of the cottage pre-dates 1820, reflecting its long and established history. This provenance enhances the home's character and appeal for those seeking a property of genuine heritage and distinction.

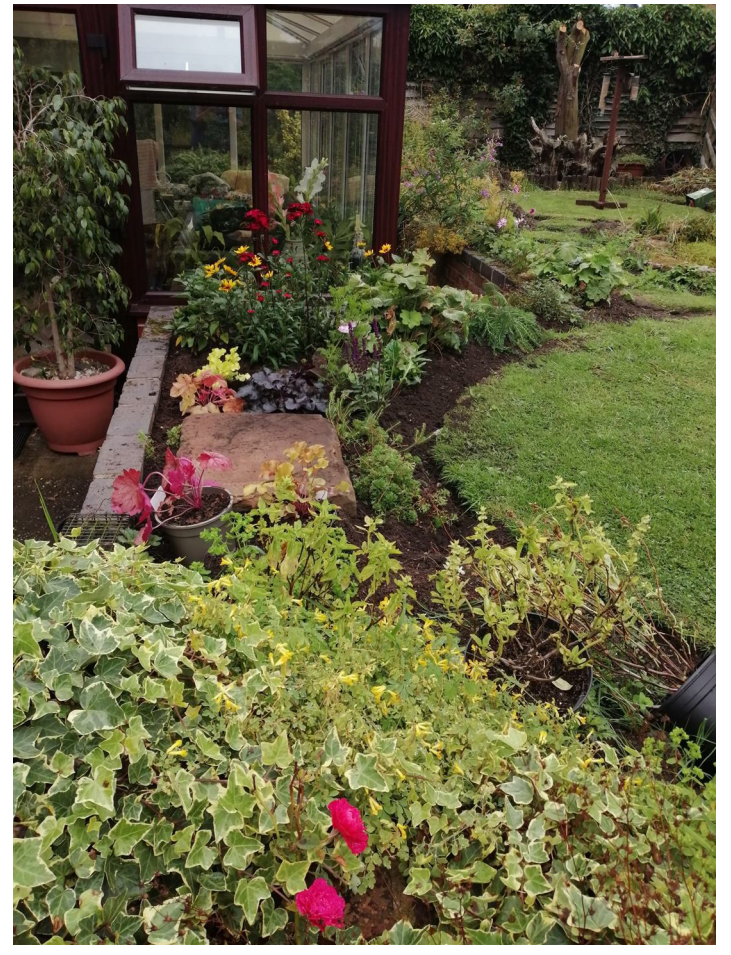














Floor 0 Building 1

Approximate total area<sup>m</sup>

137.2 m<sup>2</sup>

1477 ft<sup>2</sup>

Reduced headroom

3.1 m<sup>2</sup>

34 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

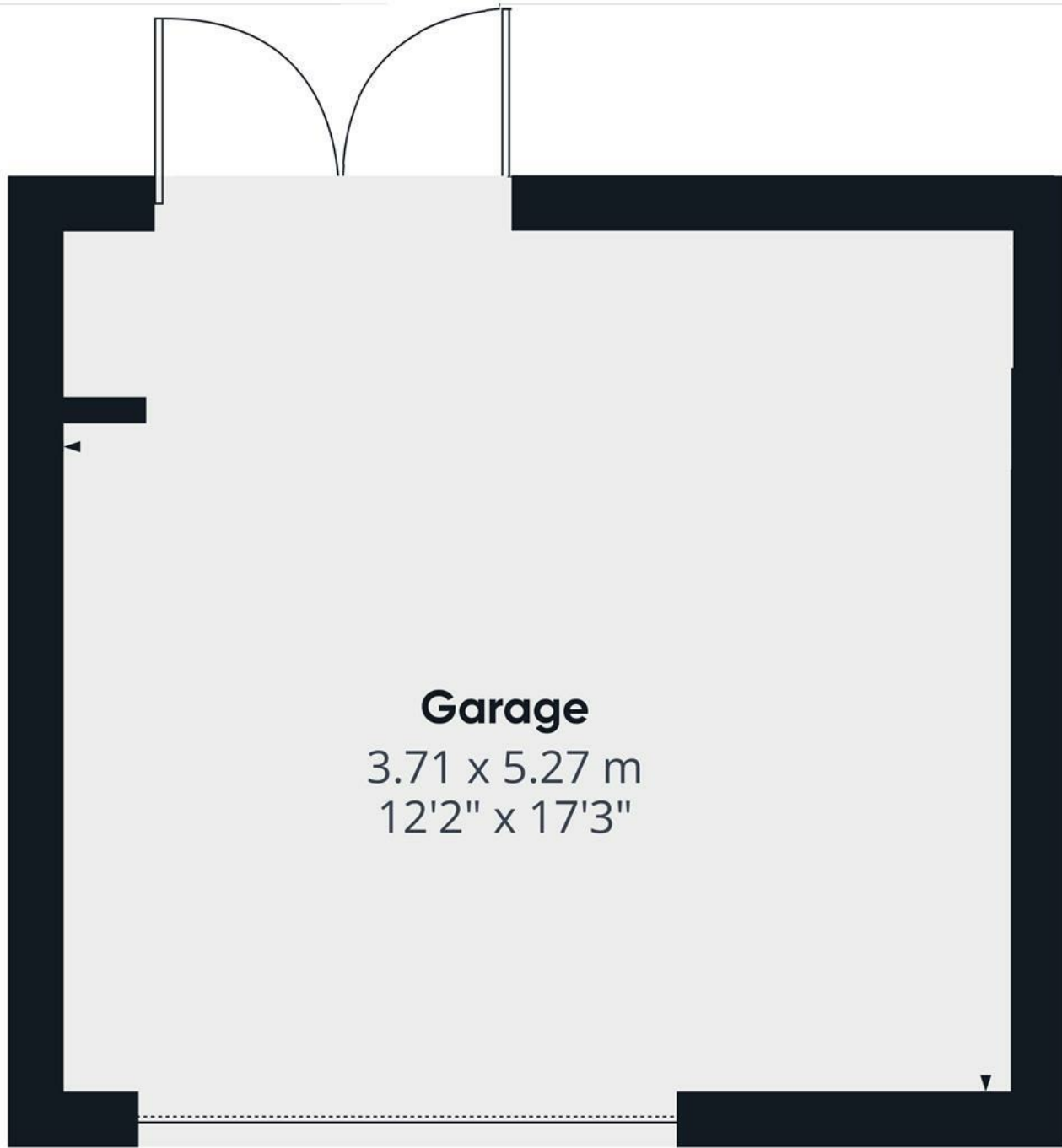
Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Approximate total area<sup>(1)</sup>**

21.8 m<sup>2</sup>  
235 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Floor 0** Building 2



## Energy Efficiency Rating

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