Checkley Bank Cottage

Off Church Lane, Checkley, Stoke-on-Trent, ST10 4NF

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£595,000



Delightful character cottage with extended and highly versatile accommodation retaining a wealth of charm and features, occupying a lovely plot extending to approximately 1.08 acre in total comprising gardens, outbuildings and a paddock, enjoying views over the surrounding countryside.

Sympathetically extended to provide a highly versatile home suitable for a variety of potential buyers with excellent room dimensions and retained character including exposed beams, the cottage offers a wonderful outside space enjoying a degree of privacy and some lovely views over the surrounding countryside. In all extending to approximately 1.08 acre incorporating seating and relaxing areas, gardens, ample parking and a double garage, plus the paddock and stable with independent access extending to approximately 0.75 acre.

Viewing and consideration is highly recommended to appreciate not only the property but also its exact position on the edge of the popular village, situated within walking distance of its amenities including the Red Lion public house and The New Broom public house and restaurant, Hutchinson Memorial First School, active village hall and 'milk stop', cricket club and St Marys & All Saints Church, plus several walks through the surrounding countryside. The wider range of facilities found in Upper Tean, Uttoxeter and Cheadle are all within easy commutable distance, as is the nearly A50 dual carriageway that links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

Accommodation

A composite and part obscure double glazed entrance door with a glazed up light opens to the porch, providing space for your coats and boots and a window providing additional light. The quarry tiled floor flows into the heart of the cottage: the spacious family kitchen with its separate dining area which extends to the depth of the home. Having a range of base and eye level units with granite worktops and an inset ceramic Belfast sink set below the window overlooking the grounds and countryside, space for a Rangemaster electric stove with an extractor hood over and an American style fridge/freezer, and wide uPVC double glazed French doors in the dining area providing direct access to the patio and gardens. A latch door opens to the utility room which also has the quarry tiled floor, with a fitted worktop and an inset Belfast style sink unit, space for white goods and the freestanding oil-fired central heating boiler, and latch door to the downstairs WC.

The characterful living room is immersed in features including the beamed ceiling and the focal exposed brick inglenook fireplace with a log burner set on the blue brick hearth, a door to the stairs for the first floor, and wide uPVC double glazed French doors opening to the patio and gardens.

The side hall also provides access outside, with a built-in cupboard and doors leading to the two ground floor bedrooms which both enjoy views. Both or either of these rooms can easily be used as additional reception rooms depending on your household's requirements, including a study, playroom, additional sitting room or a games room.

Upstairs, the first-floor landing has a rear facing window providing natural light and a built-in airing cupboard. Doors lead to the two good sized bedrooms which can both easily accommodate a double bed, with the stunning dual aspect master bedroom having a lovely vaulted ceiling with exposed beams. Completing the accommodation is the spacious family bathroom which also dual aspect windows and a feature vaulted ceiling with exposed beams, with a period style four-piece suite incorporating both a roll top ball and claw bath and a separate double shower cubicle with a mixer shower over.

Outside

Adjacent to the French doors in the kitchen and living room is an Indian stone paved patio with brick edging providing a lovely seating and entertaining area, with a further decking relaxing area, leading to the garden laid to lawn. A timber five-bar gate and a personnel gate leads to the brick-built stable with an adjoining tack room/store and turnout yard, plus the enclosed paddock, with both the hardstanding and paddock benefitting from independent vehicular access. To the side of the property there is a further grassed area containing fruit bearing trees.

The property has a right of access leading to a concrete driveway providing off road parking for several vehicles, and the detached double garage which has two sets of timber double doors, with power, light and in inspection pit.

What3words: ///voting.valued.washable
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: There is no mains gas.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: Oil fired central heating
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/06112026

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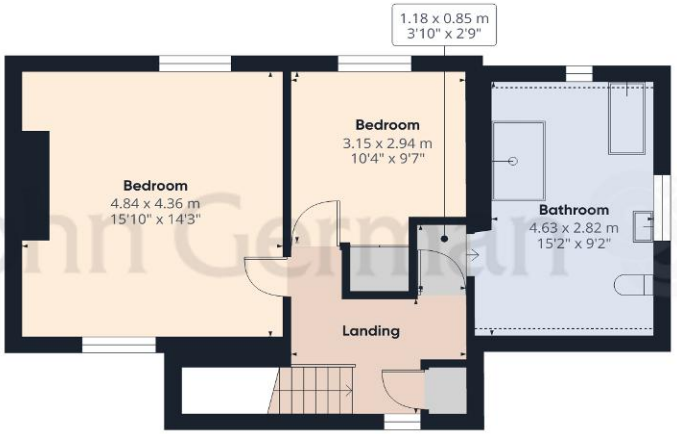

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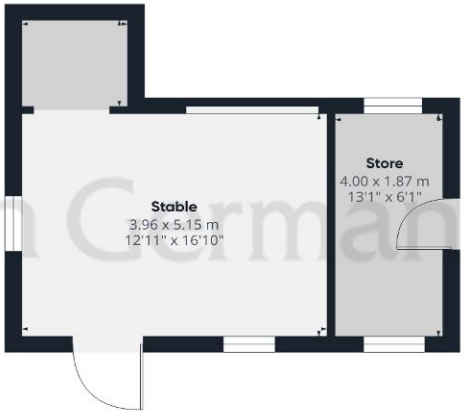

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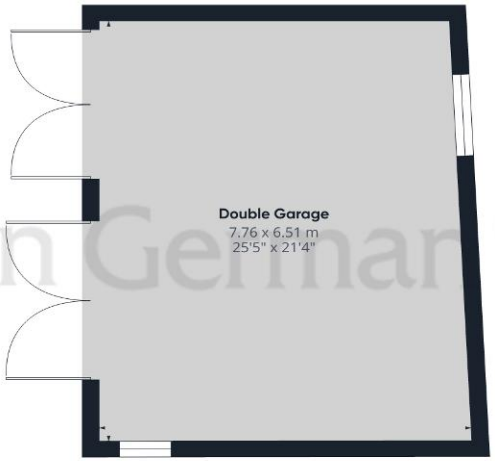
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

189.2 m²

2035 ft²

Reduced headroom

0.7 m²

8 ft²

(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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Agents' Notes

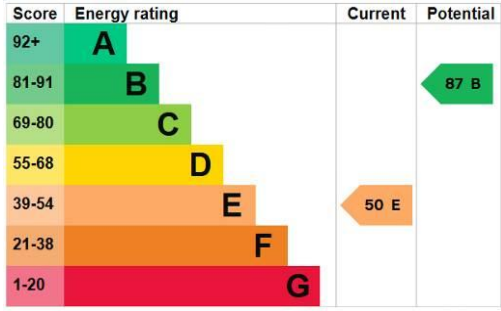
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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