

# Quarry Lane

Gnosall, Stafford, ST20 0BZ



A charming detached cottage which provides potential for refurbishment that is situated in a particularly enviable position on the edge of the village that is within easy walking distance of local shops. Set on an extensive plot of 1.34 acres featuring established gardens and a former quarry.

Offers in Region of £430,000



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Accommodation - Step inside the reception hall which leads to an attractive living room that runs the full depth of the property enjoying a dual aspect and featuring an open fireplace. Across the hall is a separate dining room which has a door into the breakfast kitchen that has an attractive range of units and an Aga. There is an opening to a utility area which in turn leads to a cloakroom having a WC and wash basin. Also off the kitchen is a thoughtfully situated sun room enjoying views of the garden and grounds.

On the first floor there are four bedrooms and a bathroom having a bath, WC and wash basin in addition to a separate shower room.

The property has secondary glazing throughout the property, except for the conservatory.

Outside - There are a range of outbuildings, parking for numerous vehicles and a large studio/shed with power available. There is water supply (unmetered) at the end of the garden. The plot extends to 1.34 acres and has established gardens that are mainly laid to lawn with various planted beds and borders. The site also includes the former quarry.

Location - Gnosall is a popular village with a range of local shops, Morrisons garage and welcoming country pubs. It is conveniently situated between the county town of Stafford and the market town of Newport. Stafford has an intercity railway station where regular services operate to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Viewing arrangements:** Please do not enter the postcode into your satnav. It is best approached from Monks Walk, Gnosall or what3words: masts.bins.instead

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** There was subsidence to the north side of the property that was attended to by the insurance company in May 2025.

Our Clients have instructed an architect to approach Stafford Borough Council to seek Pre Application Consultation regarding the potential for further residential development on the site.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

The Aga is not in working order, some parts need replacing, our clients will get it prepared for the Autumn.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric. Gas is available but not connected.

**Gas:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Ultrafast Fibre is installed

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:** Stafford Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20022026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain.

If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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