



FOLLWELLS

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Rosendale Cottage Knowl Wall, Beech - ST4 8SE
£975,000

- Substantial Detached Character Residence
- Delightful Secluded Rural Location
- Grounds And Paddock Extending To Just Over 5 Acres
- Detached Garage Block With Self-Contained Annexe
- Extensive Range Of Further Outbuildings/Stables Ideal for Conversion

A charming rural residence with annexe, stables and over five acres of grounds, set within a warm village community beside Hanchurch Woods.

Rosendale Cottage is approached along a quiet lane serving just a handful of neighbouring properties. The setting feels peaceful and protected — enhanced further by the newly reduced speed limit through Beech, which has brought a welcome sense of calm to the surrounding village roads.

The setting feels instantly restorative: opposite the cottage, a public footpath leads directly into Hanchurch Woods, offering effortless access to miles of woodland walks and some of Staffordshire's most celebrated beauty spots. For those seeking a rural lifestyle with excellent connectivity, Junction 15 of the M6 is only two miles away, and the market towns of Newcastle-under-Lyme, Stone and Eccleshall are all within easy reach.

Family life is exceptionally well supported at Rosendale Cottage. The scale and layout of the home create an environment where daily living feels both comfortable and considered, with generous reception spaces, a welcoming farmhouse kitchen and extensive grounds that encourage time spent outdoors.

Believed to date back to the early 1700s, the cottage blends historic charm with modern comfort. The dining and sitting room opens into a farmhouse kitchen with AGA, while four reception rooms and four double bedrooms — including a master suite — create a generous and welcoming family home. Character features run throughout, from exposed beams to brick fireplaces and herringbone flooring.





Beyond the main house, the property offers exceptional flexibility. The detached double garage incorporates a fully independent two-storey annexe, ideal for self-contained living, multi-generational families or business use such as a studio, office or countryside Airbnb.

Across the lane, a traditional brick-and-tile stable block provides further potential for conversion (STPP), adding to the property's scope for rural enterprise or creative projects. Currently used for storage, these former stables offer an exciting blank canvas: their solid construction, generous proportions and charming period character make them ideally suited to holiday-let development, a craft studio, a wellness space, or even an additional annexe for extended family. The opportunity to shape these buildings into a bespoke workspace or income-generating retreat adds a compelling dimension to Rosendale Cottage's already versatile lifestyle offering.

The gardens extend around the house with lawns, patios, rockeries, orchard planting and a small woodland area, leading out to the paddock and private fishing pool — a tranquil retreat that completes the sense of countryside escape.

For those seeking a move from urban living to something more grounded, more spacious and more connected to the landscape, Rosendale Cottage offers a rare and compelling opportunity.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



