



FOLLOWWELLS

Toll Gate Cottage Knowl Wall, Beech - ST4 8SE

Prices From £270,000

A most interesting and charming detached cottage located in the picturesque, semi rural location of Beech. Although the current owners have carried out a great deal of improvement works in recent years, the property still presents a fantastic opportunity for further modernisation and development. Viewers should be aware that the property fronts onto the A519 however, still enjoys some beautiful cottage gardens to either side of the house with beautiful, countryside views out to the rear across fields and over to Hanchurch Woods.

Off road parking is provided adjacent to a detached, double garage which has an power/lighting and an electric up and over door. As well as parking beside and in front of the garage, there is a large area of hard standing through a pair of double wooden gates, ideal for further parking or for a caravan or boat. A pathway leads through the pretty cottage gardens to the side entrance porch.

The side porch is the main entrance into the house and leads in turn to a reception hall with stairs to the first floor, exposed oak pillar and beams with feature stained glass panel. Off the hallway is a small store room which has previously been used as a study area. Beyond the reception hall is the dining room which is semi-open plan with the sitting room. Both rooms have square bay windows to the front elevation with plantation shutters. The sitting room also boasts a solid fuel stove set in a chimney breast with slate hearth. A sliding glass door leads into a semi-circular garden room with door leading outside.





To the rear of the house is a fitted kitchen with cream wall and base units including a peninsula unit with breakfast bar. There is a freestanding Beko electric range cooker with extractor hood above. There is space and connection for appliances such as dishwasher and fridge freezer. There is great potential to open doors out of the kitchen to a rear patio which enjoys a sunny, Westerly aspect and a fantastic outlook over the fields to the rear of the house. The ground floor accommodation is completed with a utility room and WC.

To the first floor are two double bedrooms, the larger of which has fitted wardrobes. Both rooms have windows to two aspects providing lots of natural light. In addition there is a walk in dressing room with shelving and airing cupboard housing hot water cylinder. Finally is the fully tiled shower room and separate WC.

Beech is located about 5 miles from Newcastle under Lyme with Junction 15 of the M6 just a couple of miles away. There are extensive countryside walks around the locality with a number of surrounding villages and the popular Fitzherbert Arms in Swynnerton just a couple of miles up the road.

The property is offered with no upward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G



