



Ivy Cottage Freehay Road, Cheadle, Staffordshire ST10 1TP
Guide price £495,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

*******Charming Detached Country Cottage with Countryside Views*******

This beautifully presented detached country cottage offers spacious and flexible family accommodation, having been thoughtfully modernised and improved by the current vendor. Set in a desirable semi-rural location, the property enjoys a peaceful position with a picturesque backdrop of open countryside.

Accessed via a private driveway with ample parking and a detached double garage, steps lead up to the rear entrance. Inside, you're welcomed into an inner hall opening into a bar and entertainment room, which connects to a bright conservatory—a perfect place to relax and enjoy panoramic garden views.

To the other side lies a striking turquoise blue shaker-style kitchen with quartz worktops, a range of built-in appliances, space for dining, and traditional character features. A walkway leads to a useful office area, and on to a cosy snug/sitting room with beamed ceilings and a charming log burner fireplace.

The heart of the home is the spacious lounge/dining room, featuring a vaulted ceiling, brick inglenook fireplace, and patio doors opening to the garden. A pull-down ladder gives access to a versatile loft room, offering further potential if desired.

Upstairs are three generously sized bedrooms and a modern family bathroom with neutral tiling, a vanity unit, and a waterfall shower.

Outside, the mature gardens wrap around the home, with a mix of lawn, established borders, patio areas, and a picket-fenced boundary. The property enjoys an elevated position overlooking Cheadle and adjoining open countryside—an idyllic setting for those seeking a blend of country charm and modern living.

This is a rare opportunity to acquire a characterful and spacious home in an idyllic location—perfect for those seeking the charm of country living with the comfort of modern upgrades.



The Accommodation Comprises:

Rear Entrance

6'7" x 3'1" (2.01m x 0.94m)

Accessed via the rear of the property, this welcoming entrance provides a practical and private entry point to the home. Leading directly into the home, it offers a convenient transition space, ideal for everyday use and perfect for bringing in shopping or muddy boots after countryside walks.

Charming Country Kitchen

19'5" x 11'3" (5.92m x 3.43m)

This charming kitchen showcases a stylish two-tone traditional Shaker design, with turquoise-blue lower units paired beautifully with striking antique white cabinetry above, all finished with classic chrome knobs. Adding warmth and character, a pair of wooden-fronted cupboards within the dining area bring a unique and eclectic touch.

Light quartz worktops provide a sleek finish and incorporate an inset sink with mixer tap, ideally positioned beneath one of three windows that flood the space with natural light. Integrated appliances include an oven and microwave, induction hob with extractor hood, dishwasher, and plumbing for an automatic washing machine. Tiled splashbacks add both practicality and visual appeal.

There's ample space for a dining table, making this kitchen a welcoming and sociable heart of the home. High-gloss porcelain cream floor tiles enhance the brightness and sense of space, while charming details such as a feature brick wall, exposed ceiling beams, spotlights, and automatic lighting add ease and brightness when entering the room.

Office/ Walkway

14'0" x 5'8" (4.27m x 1.73m)

This versatile space serves perfectly as a home office or study area, offering a quiet spot for work or reading. A window overlooking the rear elevation brings in natural light, enhancing the comfortable atmosphere. A painted brick feature wall adds character and texture. This area also acts as a walkway, providing seamless access into the snug.

Sitting Area/ Snug

13'5" x 12'4" (4.09m x 3.76m)

This cosy and characterful sitting room, ideal as a snug or second reception space, features a wooden mantel sits above a log burner set on a tiled slate hearth, framed beautifully by an arched stone surround that adds rustic charm and warmth.

A beamed ceiling enhances the traditional feel of the room, while two windows allow for plenty of natural light. Stairs rise to the first floor from this space, and a rustic timber door opens to a useful understairs storage cupboard—perfect for keeping the area tidy and organised.

Spacious Lounge/ Dining Area

24'7" x 14'0" (7.49m x 4.27m)

This impressive and generously proportioned lounge/dining area provides a superb space for both formal entertaining and everyday living. At the heart of the room is a stunning brick inglenook fireplace that stretches across the back wall, featuring a tiled hearth and a large recess with a wooden mantel—perfectly suited for housing another log burner and adding warmth and character to the space.

Double patio doors lead directly to the paved patio area outside, seamlessly blending indoor and outdoor living. Above the doors, a striking circular feature window adds a unique architectural touch, while the ceiling above the dining area rises to a vaulted height, enhancing the sense of openness and light.

Finished with attractive laminate wood flooring, the room also includes a loft hatch providing access to a useful attic room—ideal for additional storage or conversion potential.

Bar/ Entertainment Area

14'0" x 10'0" (4.27m x 3.05m)

A fantastic and versatile space, ideal for entertaining, this reception room features attractive tiled flooring and beautiful exposed wooden beams to the ceiling. A bespoke wooden bar, complete with matching shelving for drinks and glassware, creates a perfect setting for hosting gatherings or relaxing in style.

There is ample space for seating, and a window along with double doors leading into the conservatory allow for natural light and a seamless flow into the adjoining living areas.

Conservatory

15'8" x 8'8" (4.78m x 2.64m)

A wonderful addition to the home, the conservatory offers further living space with panoramic views of the surrounding gardens and countryside. Framed by large glass windows and set beneath a glass roof, this bright and airy space is perfect for relaxing.

First Floor

Stairs rise up to the:

Landing Area

Access to all bedrooms and bathroom.

Bedroom One

13'6" x 9'9" (4.11m x 2.97m)

A spacious and well-presented double bedroom, Bedroom One features an entire wall of built-in wardrobes, providing extensive storage while maintaining a clean and uncluttered feel. A window to the rear elevation offers pleasant views over the garden and beyond, filling the room with natural light and creating a peaceful retreat.

Bedroom Two

11'5" x 9'10" (3.48m x 3.00m)

Another comfortable double bedroom which enjoys plenty of natural light thanks to two windows overlooking both the rear and side elevations. Well-proportioned and versatile, this room makes an ideal guest bedroom or child's room.

Bedroom Three

8'0" x 9'9" (2.44m x 2.97m)

A lovely and inviting room offers comfortable proportions and a window overlooking the front elevation. Bright and versatile, it's ideal as a child's bedroom, guest room, or study, depending on your needs.

Family Bathroom

10'5" x 8'0" (max) (3.18m x 2.44m (max))

A beautifully finished with stunning neutral tiling to part of the walls, creating a calm and stylish ambiance. A panelled-in bath is cleverly positioned in the corner, featuring a wall-mounted plumbed-in shower with both a handheld spray and a luxurious waterfall shower head above. A contemporary wash hand basin sits atop a wooden vanity unit with elegant grey doors. Additional fittings include a low-flush WC and dark-toned tiled flooring. Wooden shelving provides practical storage and a warm, natural touch, perfect for towels or decorative touches. The space is completed with spotlighting and a privacy window that allows natural light while maintaining seclusion.

Outside

Situated in a charming non-estate, semi-rural position, this delightful country cottage enjoys a peaceful setting with a picturesque backdrop of open countryside and far-reaching views—offering the perfect escape to tranquil living.

Accessed via a private driveway from the road, the property offers ample parking and leads to a Detached Double Garage (details below). A gated area adjacent to the garage offers potential for secure external storage, ideal for bikes, logs, or garden equipment.

Steps rise to the side elevation and conservatory, with a paved pathway continuing to the rear entrance door. The rear of the property boasts a generous lawned garden, beautifully bordered with established shrubs, colourful flower beds, and mature trees, all enclosed by a charming picket fence. This expansive outdoor space is ideal for families, gardening enthusiasts, or simply relaxing in the peace and quiet.

The garden continues into a paved patio area—perfect for outdoor seating and entertaining—and wraps around the opposite side of the property, where it becomes a little more private and enclosed. The lawned garden runs parallel with open countryside fields, and Ivy Cottage, being slightly elevated, enjoys partial views over Cheadle. Altogether, this is a truly stunning setting for a country home, combining space, privacy, and scenic beauty.

Detached Double Garage

22'7" x 11'8" (6.88m x 3.56m)

The property benefits from a detached double garage, complete with lighting and power—ideal for secure parking, storage, or use as a workshop. A rear courtesy door provides convenient access from the garden. There is ample parking space to the front and side of the garage, offering additional off-road parking for multiple vehicles.

Services

The Property has the benefit of GAS CENTRAL HEATING, Drainage is via a Sewage treatment plant.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

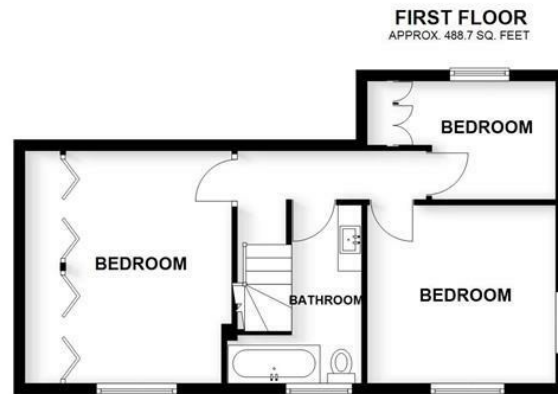
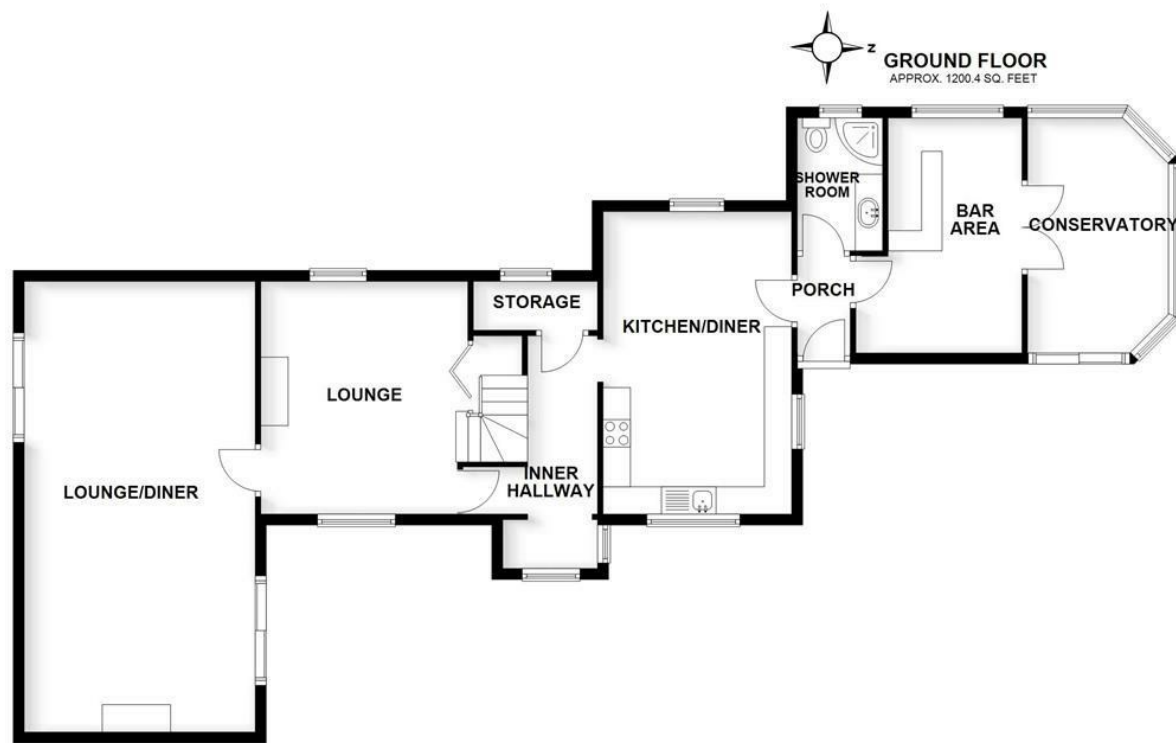
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 2216.5 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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