



SAMUEL  
MAKEPEACE  
BESPOKE  
ESTATE AGENTS

-  **3**  
Bedrooms
-  **2**  
Bathrooms
-  **2**  
Receptions



- THREE-BEDROOM CHARMING COUNTRY COTTAGE
- SPACIOUS LOUNGE FILLED WITH NATURAL LIGHT
- SECOND RECEPTION ROOM
- BEAUTIFUL COUNTRY-STYLE KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- SEPARATE DINING AREA PERFECT FOR ENTERTAINING GUESTS
- THREE DOUBLE BEDROOMS, INCLUDING EN-SUITE
- ELEGANT FAMILY BATHROOM WITH ROLL-TOP FREESTANDING BATH
- WELL-MAINTAINED FRONT GARDEN PRIVATE REAR GARDEN



Ready to trade city chaos for countryside calm? This **charming three-bedroom cottage** in Bagnall could be your perfect escape—complete with peace, quiet, and perhaps even a few curious squirrels.

Nestled in the picturesque village of Bagnall, Staffordshire, this delightful home offers a harmonious blend of countryside charm and modern comfort. Surrounded by scenic, tranquil landscapes, it provides an idyllic retreat for those seeking a more relaxed way of life.

Step inside and you'll find a home that impresses at every turn. The welcoming entrance hall leads into a spacious lounge, bathed in natural light—perfect for cosy evenings or family gatherings. A second reception room, currently used as a family room, offers additional versatile living space.

At the heart of the home is the charming **country-style kitchen/breakfast room**, seamlessly connecting to the dining area. Featuring a ceramic sink, integrated fridge freezer, and dishwasher, this space combines practicality with rustic appeal—ideal for both everyday living and entertaining. The ground floor also benefits from a **separate utility room and WC**.

Upstairs, there are **three beautifully presented double bedrooms**. The principal bedroom enjoys the added luxury of a private en-suite, while the remaining bedrooms are served by a stylish **family bathroom**, complete with an elegant roll-top freestanding bath.

Outside, the property continues to impress. The neatly maintained front lawn creates an inviting first impression, while the rear garden offers a perfect setting for al fresco dining. A dedicated hot tub seating area provides a peaceful spot to unwind and enjoy sunset views, and gated access leads to the driveway for added convenience.

This is a rare opportunity to own a truly special home in a **sought-after village location**—offering character, comfort, and countryside living at its finest. Contact Samuel Makepeace Bespoke Estate Agents today to arrange your viewing and experience the charm of this exceptional cottage for yourself.

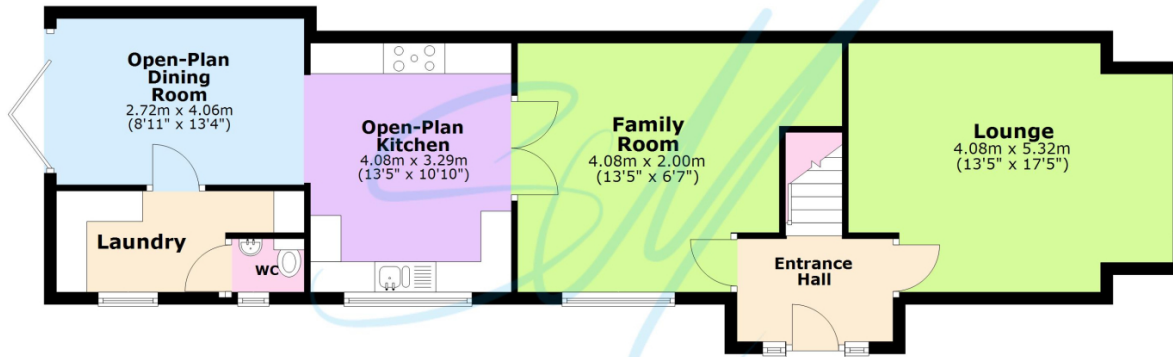
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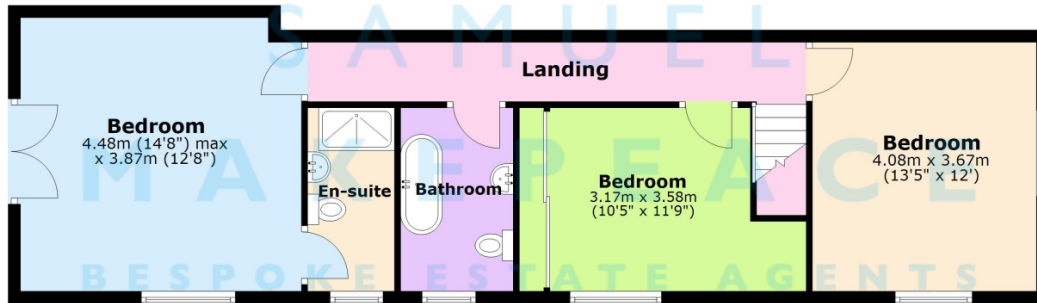




**Ground Floor**



**First Floor**



Total area: approx. 145.7 sq. metres (1568.1 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address: Clewlow Bank, Bagnall, Stoke-on-Trent

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