



Rose Villa, Bowers Bent, Cotes Heath, Stafford, ST21 6SG



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Cotes Heath, Stafford
ST21 6SG



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1.23 ac

A period 5 bedroom detached Cottage, boasting a large plot with a small paddock, in all extending to nearly 1.23 acre (0.495 hectares).

Offers In the region of : £550,000



Ashbourne Office - 01335 342201



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Description:

Rose Villa is a characterful detached Staffordshire cottage set in 1.23 acres (0.495 hectares). Located at Bowers Bent on Sandy Bank, it offers a private rural location, with minimal passing traffic.

The property includes a range of outbuildings, a small paddock, and a private drive. The traditional cottage features characterful living spaces, including a kitchen, three cosy reception rooms including a sitting room with a feature fireplace, large dining room and a snug.

The first floor has five large bedrooms and a family bathroom.

The property retains a wealth of character with features including beams, parquet flooring and an imposing, spacious hallway. The grounds also boast mature trees, shrubs, and a lawned garden with outbuildings. This property is ideal for a country house lifestyle, or smallholding.



Ground Floor

Entrance Porch

3.90m (timber) x 1.27m

Timber framed porch with tiled floor.

Hallway

3.40m x 3.89m Max (11.15 ft x 12.76 ft)

With high ceilings complimented by a grand oak front door with panelling, Parquet flooring and a feature staircase with oak banister. There is also cloaks cupboard.

Kitchen

4.23m x 3.37m (13.88 ft x 11.06 ft) max

Range of fitted wooden units with stainless steel sink unit, integrated dishwasher, plumbing for washing machine and tiled vinyl floor. Stable door to outside. Wooden tongue and groove panelling to one wall.

Dining Room

An L shaped room measuring, 3.34m x 5.26m plus 4.50m x 2.15m (10.96 ft x 17.26 ft and 14.76 ft x 7.05 ft) A large entertaining space currently utilised as a L shaped dining area and sitting area with large windows and French doors overlooking the garden.

Snug

2.65 x 3.59m (8.69 ft x 11.78 ft)

A cosy snug with glazed double doors to dining room.

Sitting Room

3.55m x 3.94m Max (11.65 ft x 12.93 ft)

Sitting room with feature fireplace with brick surround, slate hearth. Beamed ceiling, spotlights and carpeted floor.

Cloakroom

1.39m x 1.56m with W.C. and hand wash basin.

Garage

4.83 Max x 5.30 Max (15.85 ft x 17.39 ft)

Large Garage with electric door.



Accommodation

Bedroom 1

4.8m Max x 3.81 Max (15.75 ft x 12.50 ft) + Storage

Large front facing double bedroom with built-in storage cupboards and a stained glass window feature.

Bedroom 2

4.26m x 2.98m (13.98 ft x 9.78 ft)

Large double bedroom with dormer window overlooking the garden. Fitted storage cupboards and window seat with radiator to front. This room is currently utilised as a large office space and has access to airing cupboard.

Bedroom 3

3.40m x 2.86m Max (11.15 ft x 9.38 ft)

Small double bedroom with book shelves and dormer window which overlooks the garden. Main loft access is located outside this bedroom.

Bedroom 4

2.81m Min 3.64 Max x 3.68 Min 4.03 Max (12.07 ft x 13.22 ft)

Double bedroom which has a unique shower within false wardrobes along side a vanity unit with basin. There is also a built in wardrobe for storage.

Bedroom 5

3.65m Max x 2.64m (11.98 ft x 8.66 ft)

Small double bedroom with fitted wardrobe and dressing table.

Bathroom

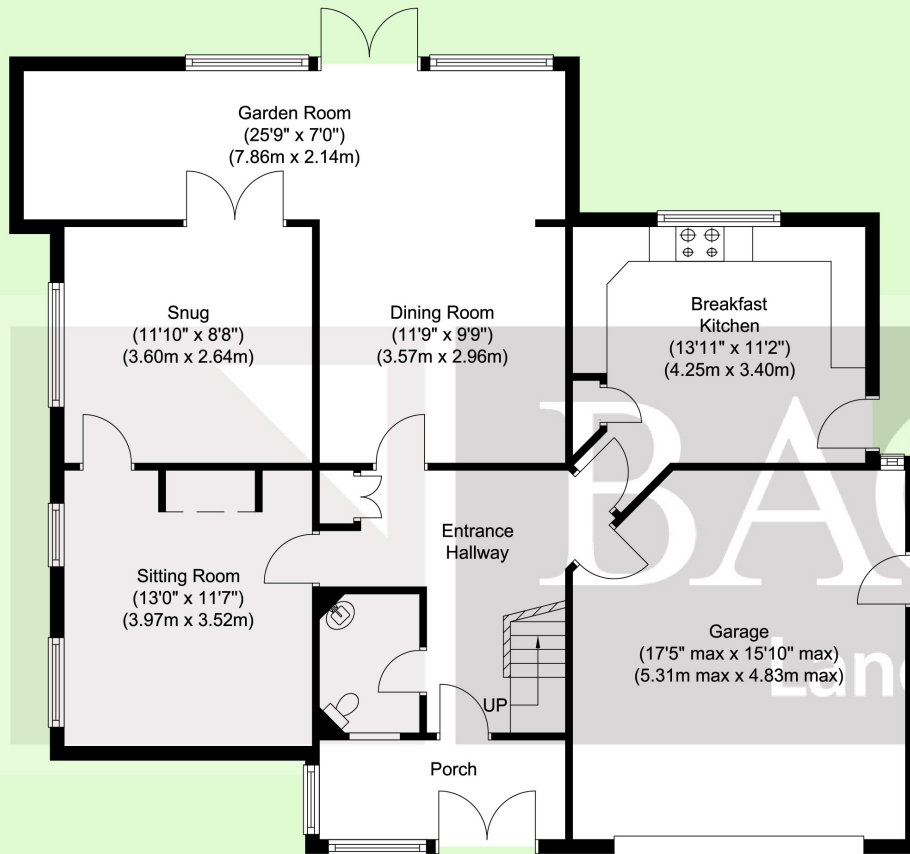
1.57m x 3.03m (5.15 ft x 9.94 ft)

White suite comprising WC, bath with shower over, complimented by tiled walls, a heated towel rail and fitted storage cupboard.

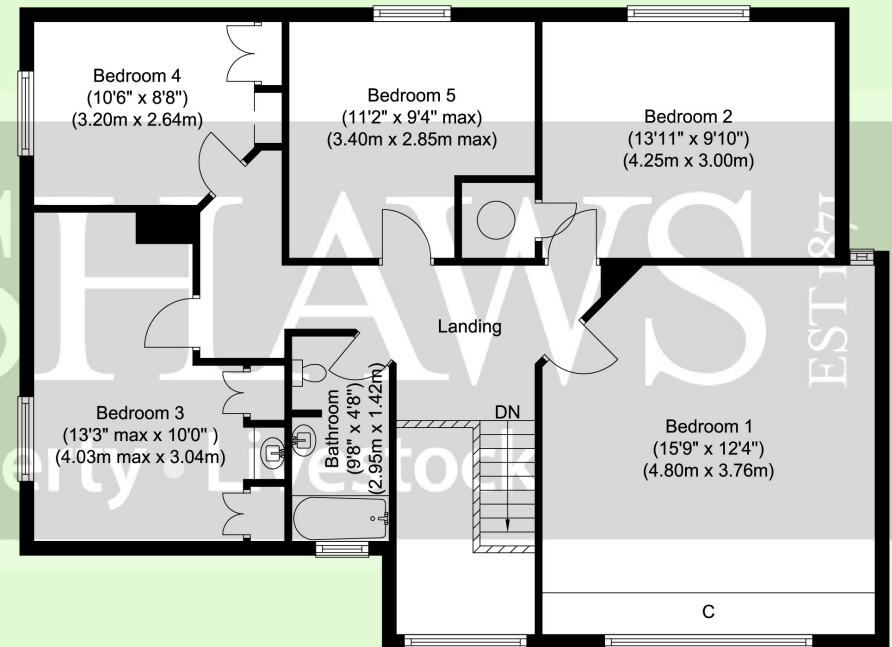




Ground Floor



First Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Externally

The property enjoys a tranquil garden setting within a generous plot extending to approximately half an acre. The garden is predominantly laid to lawn with shrub borders and an ornamental pond.

Outbuildings comprising a brick-built barn beneath a tiled roof, WC and Utility. 8.80m x 2.22m (28.9 ft x 7.3 ft)

With a brick workshop formerly utilised as stabling, with original hay rack. Adjoining is a two-bay timber-framed open fronted store. 4.78m x 4.08m (15.7 ft x 13.4 ft)

The front driveway provides enough space to park three—four vehicles.

In addition, the property benefits from an adjoining paddock extending to approximately 0.76 acres (0.308 hectares). The paddock provides excellent amenity potential, ideally suited to equestrian use, or those simply seeking additional outdoor space. The land is gently undulating and offers a pleasant outlook over the surrounding countryside, enhancing the overall sense of privacy and rural setting of Rose Villa.





May 2022

General Information

Directions:

From Stone, head North on the A51 to Meaford Roundabout taking the 1st exit on to the A51. Continue on the A51 for 3.6 miles and turn left opposite the former Pumping Station following signs for Cranberry, Standon and Bowers. Follow the road for 0.8 miles and then turn right over the railway bridge onto Sandy Bank. Rose Villa is located 0.2 miles down the lane and is the first house on the left.

Location:

Located on Sandy Bank at Bowers Bent between Bowers and the village of Cranberry. Approximately 0.9 miles from the A51 which connects Stone to Nantwich. Other Nearby Villages include Standon, Swynnerton and Eccleshall. The property is 5.4 miles from junction 15 of the M6.

Services:

Mains water and electricity are connected to the Cottage. The property is heated by an oil fired central heating system which also provides hot water. There is also an electric immersion. The drainage is understood to be via a private septic tank system.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Tenure and Possession:

The property is sold freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The paddock is crossed by public footpath which runs south off Sandy Bank through the paddock onto adjoining land. There is a Wayleave of overhead electric poles and cables in the paddock. We understand the vendor receives a payment from National Grid in relation to the Wayleave.

Local Authority

Staffordshire Borough Council.

Solicitors

TBC

Method of Sale

Private Treaty

Viewing

Strictly by Appointment only. Please contact our Ashbourne office to book a viewing on 01335 342201.

EPC Rating— F

Council Tax Band— F

Money Laundering Regulations

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

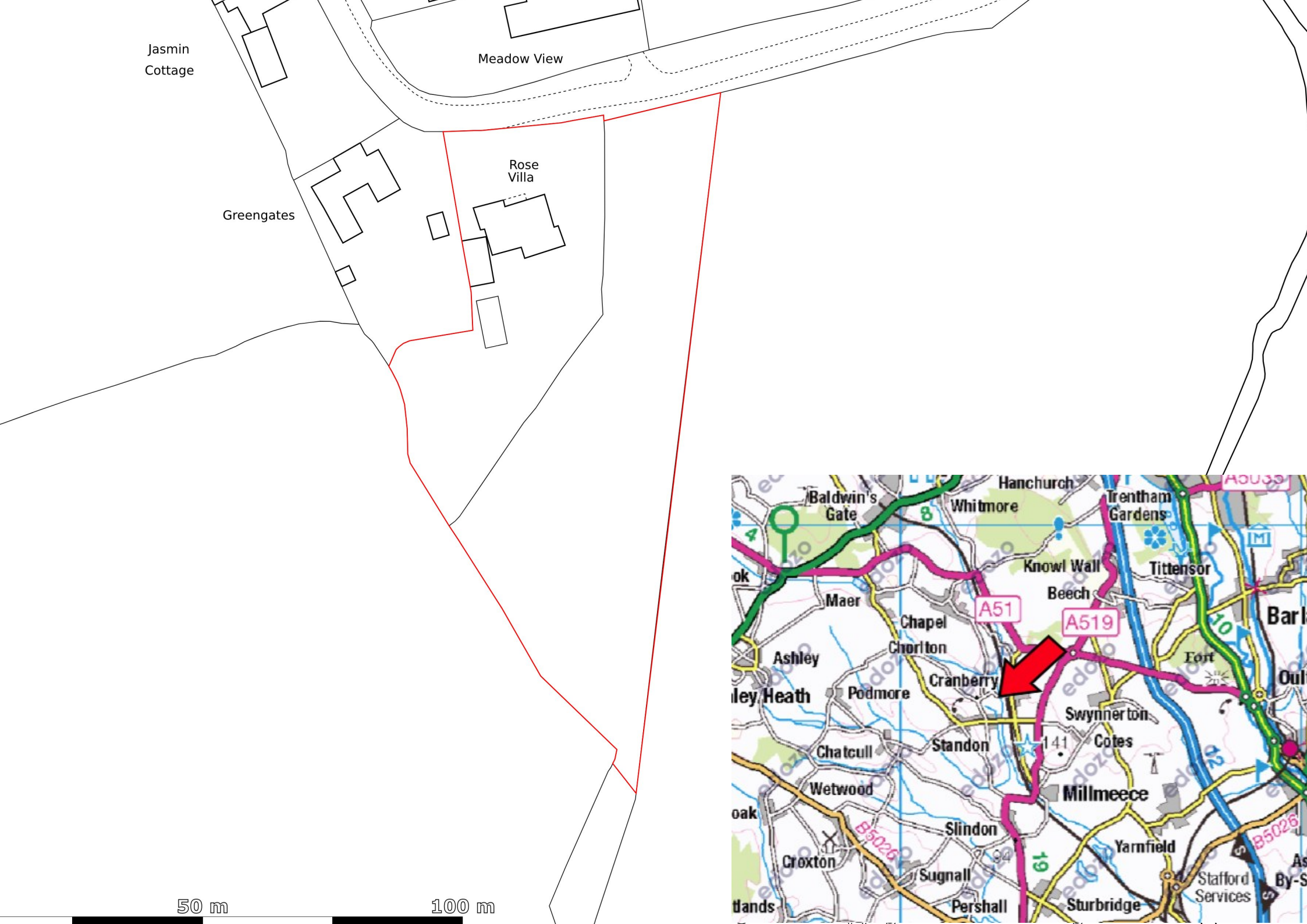
Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.









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