



BELLBROOK, PENKRIDGE

BELLBROOK COTTAGE

BELLBROOK, PENKRIDGE, STAFFORDSHIRE, ST19 5DL

FOR SALE

£550,000



Ground Floor

Entrance Kitchen

11' 4" x 12' 7" max (3.45m x 3.83m max)

Enter via a timber front door into the kitchen which is fitted with a range of Shaker style wall, base and drawer cabinets with solid wood worksurface over, two double glazed, sash windows one to the front aspect and one to the side aspect, quarry tiled flooring, an electric oven and coffee machine integrated in tall cabinets, a porcelain, Belfast style sink, a ceiling light point, an exposed brick feature wall, a peninsula with breakfast bar seating and an induction hob, an integrated dishwasher, space for an upright fridge/freezer, decorative beams and a solid wood door opening to the inner hall.

Inner Hall

Having a ceiling light point, solid wood flooring and wooden doors opening to the family area/orangery, the utility and an under-stairway storage cupboard.

Utility

Having a solid wood worksurface, partly tiled walls, wall lighting, a wall cabinet, plumbing for a washing machine, space for a tumble dryer, quarry tiled flooring and a door opening to the downstairs wet room.

Wet Room

Having an obscured, double glazed window to the rear aspect, an electrically operated Velux style window, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a wash-hand basin, a thermostatic, dual headed shower, fully tiled walls, tiled flooring and an extraction unit.

Snug/Studio

11' 4" x 9' 11" (3.45m x 3.02m)

Having a double glazed sash window to the front aspect, two ceiling light points, a central heating radiator, solid wood flooring, a feature fireplace, decorative ceiling beams and a telephone point.

Family Area

12' 10" to chimney breast x 14' 1" (3.91m to chimney breast x 4.29m)

Being open plan to the orangery and having a double glazed window to the side aspect, ceiling spotlights, wall lighting, a central heating radiator, a "tunnel" chimney breast with a dual aspect, multi fuel burner installed, a carpeted stairway leading to the first floor, fitted bookshelves, solid wood flooring and a solid wood door opening to the snug/studio.

Orangery

11' 10" x 17' 4" (3.60m x 5.28m)

Having a uPVC/double glazed window to the side aspect, ceiling spotlights, a central heating radiator, a large roof lantern, solid wood flooring and large uPVC/double glazed bi-fold doors to the rear aspect opening to the garden.



First Floor

Landing

Having both a ceiling spotlight and a ceiling light point, a central heating radiator, carpeted flooring, decorative panelling to part of the walls, access to the loft space and doors opening to the three bedrooms and the bathroom.

Bedroom One

11' 6" max x 11' 8" max (3.50m max x 3.55m max)

Having a double glazed, sash window to the front aspect, a ceiling light point, a central heating radiator, decorative wall beams, carpeted flooring, full height, fitted wardrobes and a fitted dressing table.

Bedroom Two

11' 4" x 10' 0" max (3.45m x 3.05m max)

Having a double glazed, sash window to the front aspect, a ceiling light point, a central heating radiator, decorative panelling to part of the walls and carpeted flooring.

Bedroom Three

5' 7" x 8' 3" (1.70m x 2.51m)

Having a double glazed, sash window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe and a built-in over-stairway storage cupboard.

Family Bathroom

Having an obscured double glazed window to the side aspect, a cast iron, Victorian style, free standing rolled top bath with clawed feet and a mixer tap with a handheld shower head fitted, a WC, a wash-hand basin, decorative panelling to part of the walls, ceiling spotlights, a chrome-finished central heating towel rail, tiled flooring and an extraction unit.

Outside

Front

Having a gravel driveway suitable for parking multiple vehicles, courtesy lighting, a planted border and access to the rear of the property.

Rear

A large, beautifully landscaped and private garden which has a patio dining area, steps up to a second patio which has a pergola over, a brick-built barbeque and fire area, a lawn, both decorative gravel and wood chipped areas, access to the front of the property and various, mature trees, plants, shrubs and bushes

The garden extends to the side into the 'Library Garden' which is a mainly lawn.

The library garden is currently licensed from Staffordshire County Council to Bellbrook Cottage for £1 per annum.

Any change of ownership will require a new agreement to the new owners.



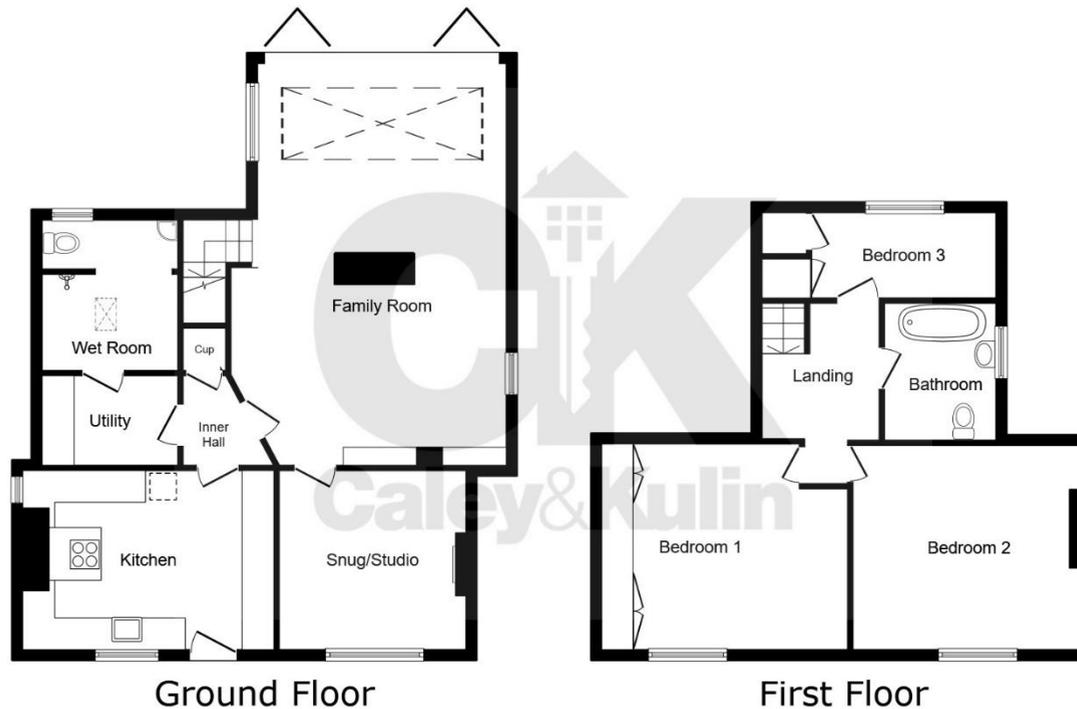








* A spacious family home, which has many character features and is located in a very desirable area *



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Council Tax Band: E

EPC Rating: Awaiting EPC

Tenure: Freehold

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