

**A DECEPTIVELY SPACIOUS, SEMI-DETACHED, COTTAGE WITH VIEWS
TO THE REAR OVER THE WEAVER HILLS**

**STONELEIGH
RAMSHORN
NR. OAKAMoor. STAFFS. ST10 3BT**



PRICE: O/A £365,000

**Well proportioned, three bedroomed accommodation in extensive
garden grounds**

DESCRIPTION

This traditionally styled and constructed, stone and tile, semi-detached cottage property has in more recent years benefited from a rear extension together with the construction of a most useful conservatory so that it now provides surprisingly spacious, propane gas centrally heated and sealed unit double glazed, three bedroomed accommodation.

Located within the delightful hamlet of Ramshorn the market towns of Ashbourne, Uttoxeter and Leek are all within convenient striking distance as is the glorious countryside of the Staffordshire Moorlands with the property enjoying unrivalled views to the rear over the Weaver hills.

Considered likely to be of particular appeal to the family purchaser, the professional couple or those looking towards an active retirement the cottage would also make a super weekend retreat or holiday cottage with the famous Alton Towers theme park just a short distance away.

ACCOMMODATION

A composite panelled front door leads to

Entrance Vestibule having oak floor, two sealed unit double glazed upvc windows, beamed ceiling and wall light point.

Reception Hall with oak stripped floor, staircase off to first floor level and doors off to the Sitting Room and Dining Room.



Sitting Room 23' x 12' [7.01m x 3.66m] a superb extended, double aspect room having upvc sealed unit double glazed window to the front with matching window to the side and double opening small pane glazed doors to the Conservatory at the rear. Beamed ceiling, two double panel central heating radiators and feature briquette fireplace with quarry tiled hearth and fitted decorative fuel effect propane gas fire.



Conservatory approx. 12'5" x 12'5" [3.78m x 3.78m] being of upvc sealed unit double glazed construction with ceramic

tilled floor and central heating radiator. Double opening doors to rear garden. A door from the conservatory leads to

Boiler Room/Workshop 9' x 8' [2.74m x 2.44m] with wall mounted propane gas fired boiler for domestic hot water and central heating.



Dining Room 14' x 10'8" [4.27m x 3.25m] having oak stripped floor, double panel central heating radiator and sealed unit double glazed window. Beamed ceiling, fitted Delph rack, two wall light points. Cast iron fireplace in Adam style surround with marble hearth and fitted decorative fuel effect electric fire.

Inner Lobby having oak floor and shelved under stairs storage cupboard.

Rear Hall/Utility Area having quarry tiled floor, single panel central heating radiator and sealed unit double glazed window. Beamed ceiling, wall mounted cupboard and plumbing and waste for automatic washing machine.

Fitted Kitchen 12'2" x 7'1" [3.71m x 2.16m] having quarry tiled floor and a good range of kitchen units providing fitted base cupboards and wall cupboards with larder cupboard, work surfaces with inset single drainer stainless steel sink unit and appliance space. Four leaded glazed display wall cupboards, integrated double oven and four burner electric hob. Tiled splash backs, sealed unit double glazed window.

Ground Floor Shower Room having ceramic tiled walls and floor, single panel central heating radiator. Low flush wc, wash hand basin set in vanity unit and fully tiled shower cubicle with mains shower control and glazed shower screen door. Sealed unit double glazed window.

Staircase to first floor landing



Bedroom One (front double) 12' x 11'5" [3.66m x 3.48m] with sealed unit double glazed windows to the front and side with the front window enjoying extensive open aspect. A range of fitted bedroom furniture providing wardrobes with double bed inset and bedside cabinets.



Bedroom Two approx 12' x 10' [3.66m x 3.05m] with sealed unit double glazed window again having extensive open outlook, over stairs storage cupboard and a range of fitted bedroom furniture. Beamed ceiling.

Bedroom Three (rear) 11'5" x 8'6" [3.48m x 2.59m] with sealed unit double glazed window overlooking the rear garden, single panel central heating radiator and inbuilt cabin bunk bed with storage beneath.

Family Bathroom having laminate floor and fully tiled walls and fitted four-piece bathroom suite comprising panelled bath, pedestal wash hand basin and low flush wc in dove grey. Fully tiled shower cubicle with white shower tray, glazed shower screen door and electric shower control. Sealed unit double glazed window, double panel central heating radiator, inbuilt cylinder and airing cupboard with insulated copper hot water cylinder and fitted immersion heater. Fitted slatted shelves.



OUTSIDE

The property occupies an extensive plot and stands well back from the road behind a primarily block paved forecourt area which provides driveway and car standing space which leads to the attached block built garage with roller shutter door with light and power connected. The block paved forecourt area is surrounded by very well stocked and planted shrub, evergreen and flower borders with specimen trees and plants.

There is a further side driveway area adjacent to the garage which in turn leads through an access gate to the rear of the property.

The cottage has the benefit of a very large and exceedingly well stock rear garden with paved patio terrace, shaped lawns and numerous specimen trees and shrubs with planted beds and borders. Greenhouse. The rear garden adjoins and overlooks open fields and has unrivalled views towards the Weaver hills.

SERVICES

It is understood that mains electricity is connected to the property. Water is from a private supply and interested parties should make enquiries of their own legal adviser in this respect. Drainage is to an on site tank.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in East Staffordshire band D

EPC RATING band E.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

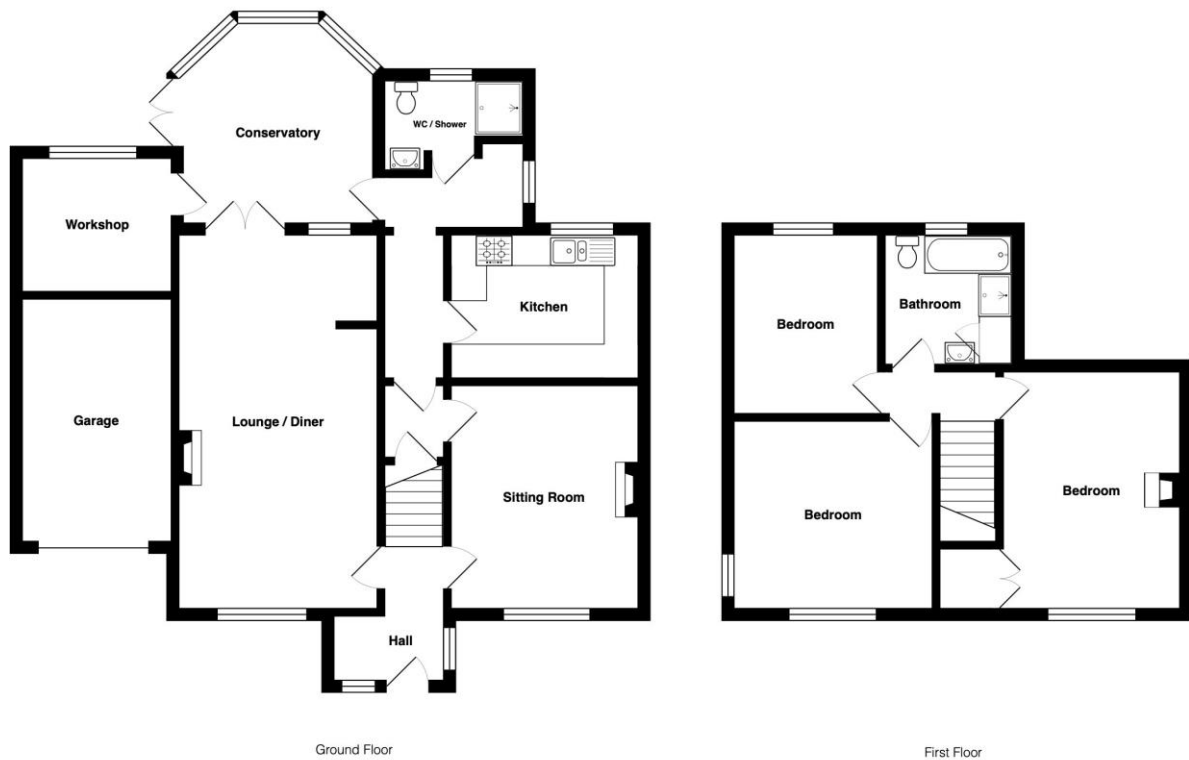
DIRECTIONS

From Ashbourne town centre leave in a westerly direction along the A52 Leek/Stoke road. Proceed to the village of Mayfield and after crossing over Hanging Bridge turn left onto the B5032 continuing to the village of Ellastone and upon entering the village turn right. Proceed past the church and continue up into the village of Wootton. Keep on this road passing Wootton Park on the left on to the hamlet of Ramshorn where the property will be found on the righthand side marked by our for sale board.



Ref: FTA2430

Stoneleigh, Ramshorn, Staffordshire, ST10 3BT



Ground Floor

First Floor

Total Area: 147.4 m² ... 1586 ft²

All measurements are approximate and for display purposes only

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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.