



Mill Lane, Wetley Rocks, Stoke-On-Trent, ST9 0BN.
£450,000

Est. 1930
Whittaker
& Biggs

Mill Lane, Wetley Rocks, ST9 0BN.

Spring Cottage Farm is a delightful four/five bedroom detached home which is nestled within an impressive plot, having a detached double garage with first floor storage, gardens to the front/side/rear, an impressive driveway and has the potential to be a stunning family residence. An exciting opportunity, with the property set within a stunning semi-rural location, with open views across the neighbouring countryside to both the front and rear aspect.

You're welcomed into the property via the hallway, with cloak/utility room off. The utility has a good range of units, sink and houses the gas fired boiler. A 20ft dining kitchen has generous worksurface and cupboard space, integrated electric oven/grill, gas hob and ample room for a family sized dining table and chairs. The living room is an impressive 25ft with excellent views towards the rear garden. A further hallway has a useful understairs storage cupboard, access to the first floor and study/bedroom five.

To the first floor the landing provides an excellent vantage point to admire the picturesque views to the front. The landing services all four well proportioned bedrooms, the family bathroom and a storage cupboard.

Externally the detached garage has up and over door, power/light, pedestrian access, outhouse to the side and to the first floor a storage room.

The garage provides an fantastic opportunity to develop into an annex or office/gym space, (subject to the relevant approval). To the frontage is a gated entrance, tarmacadam driveway, area laid to mature plants/shrubs/trees. To the side further parking and gardens and to the rear an area laid to lawn.

Offered for sale with NO CHAIN, a viewing comes highly recommended to appreciate the location, plot, potential and views. Note: The purple line within the plan, shows a public right of way.

Situation

This family home is ideally situated having open fields beyond to both the front and rear aspects. St. John's Primary School is a short walk away which benefits from an excellent report. The village of Wetley Rocks sits just on the outskirts of Leek and Cheddleton but within good commuting distance to The Potteries and the Motorway Network.



Entrance Hall

Wood door to the front elevation, UPVC double glazed window to the side elevation.

WC

Lower level WC, radiator, UPVC double glazed window to the side elevation, fully tiled.

Utility 3' 10" x 10' 11" (1.18m x 3.33m)

Range of units to the base level, gas fired boiler, stainless steel sink unit, UPVC double glazed window to the rear elevation, radiator, fully tiled.

Dining Kitchen 11' 1" x 20' 5" (3.37m x 6.23m)

Two UPVC double glazed windows to the front elevation, units to the base and eye level, stainless steel one and half bowl sink unit, partly tiled, radiator, UPVC double glazed window to the side elevation, Hotpoint gas hob, electric oven/grill, extractor above, plumbing for washing machine, space for fridge, two radiators.

Living Room 11' 3" x 25' 4" (3.43m x 7.71m)

Three UPVC double glazed windows to the rear elevation, two radiators, fireplace with tiled surround, hearth and wood mantle.

Hallway

Understairs storage cupboard, wood door to the front elevation, UPVC double glazed window to the front elevation, radiator.

Study/Bedroom Five 10' 10" x 9' 4" (3.31m x 2.85m)

UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, radiator.

First Floor

Landing

UPVC double glazed window to the front and side elevation, storage cupboard off, radiator.

Bedroom One 11' 3" x 12' 1" (3.43m x 3.69m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Bedroom Two 11' 5" x 12' 10" (3.47m x 3.92m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Bedroom Three 12' 8" x 10' 11" (3.85m x 3.34m)

UPVC double glazed window to the rear and side elevation, radiator.

Bedroom Four

Radiator, UPVC double glazed window to the front elevation.

Bathroom 7' 9" x 8' 0" (2.37m x 2.44m)

Panelled bath with integral chrome fitment over, radiator, lower level WC, pedestal wash hand basin, fully tiled, UPVC double glazed window to the front elevation.

Outside

Externally to the front is tarmacadam driveway, gated access, walled and fenced boundary, bedding area to the side and front elevations. To the side of the property is a double garage, further parking.

Rear Garden

Area laid to lawn, well stocked border, mature plants, shrubs and trees, further parking, bedding area.



Detached Double Garage 14' 8" x 16' 4" (4.48m x 4.97m)
Up and over door, two UPVC double glazed windows to the side elevation, power and light connected. Staircase to the first floor.

First Floor Storage 16' 3" x 18' 1" (4.96m x 5.52m)
UPVC double glazed window to the front and side elevation, light and power connected.

Outhouse
UPVC double glazed window to the side elevation, wood door to the front elevation, light connected.

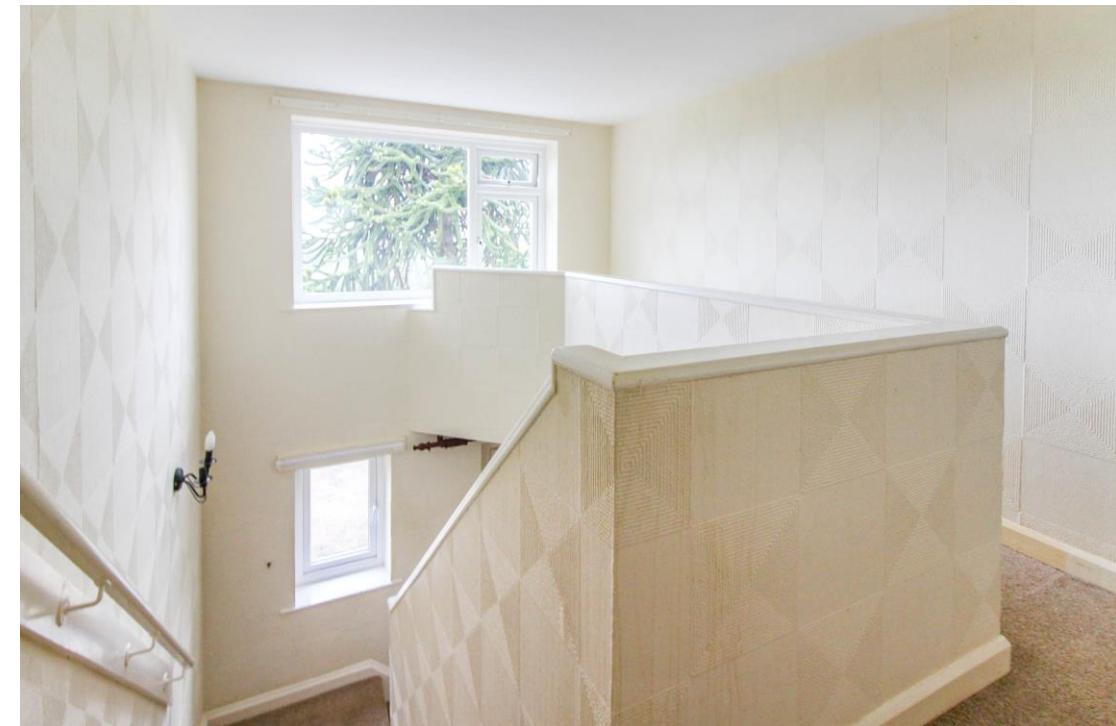
Note:
Council Tax Band: F

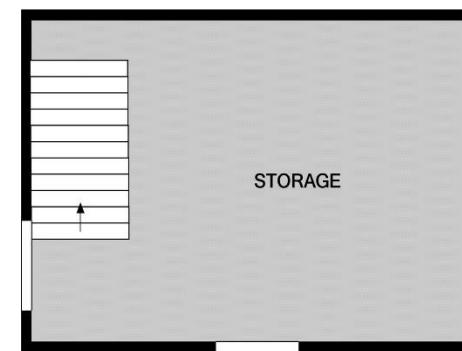
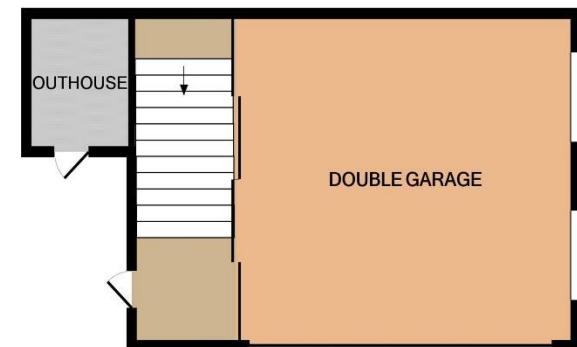
EPC Rating: C

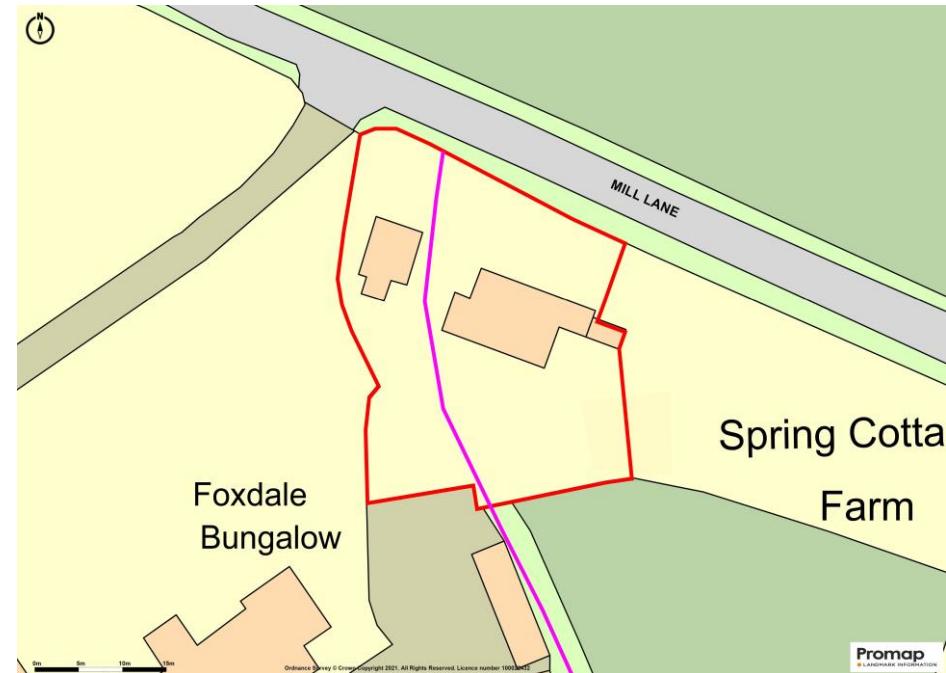
Tenure: believed to be Freehold











Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the villages of Leekbrook and Cheddleton and upon reaching the village of Wetley Rocks turn right into Mill Lane, follow this road for a short distance where Spring Cottage Farm is situated on the left hand side.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street

Leek

Staffordshire

ST13 6HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
Whittaker & Biggs