



Sharpley Heath Road, Stone, ST15 8SJ.  
Offers in Excess of £800,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

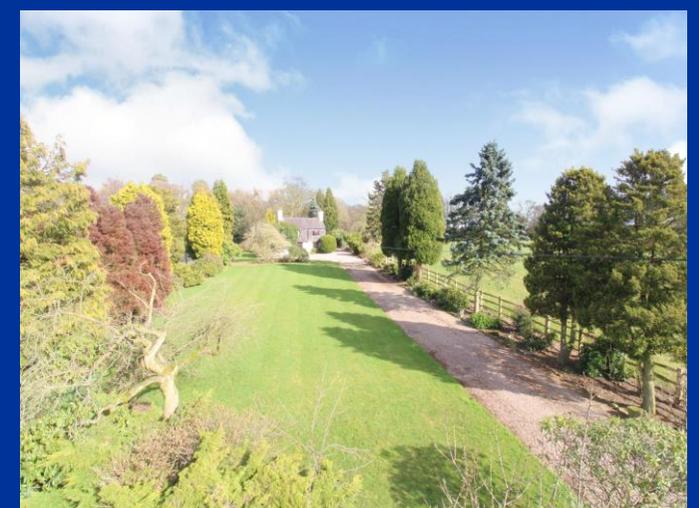
## Sharpley Heath Road, Stone, ST15 8SJ.

An exceptional opportunity to acquire this four bedroom detached cottage which is nestled within 17.94 acres of land or thereabouts. Located within the land is an assortment of timber framed sheds, area of amenity of woodland, ponds and grassland. The house, gardens and access road extends to approximately 0.88 of an acre with the amenity woodland covering approximately 7.05 acres. The two ponds extend to approximately 1.16 acres and the grassland which is located to the south and west of the property, extends to approximately 8.85 acres. The property itself boasts two reception rooms, a ground floor shower room, first floor bathroom and utility.

You're welcomed into the property via the hallway, giving access to the whole home, with parquet flooring and solid wood door. The kitchen offers an electric five ring hob, electric grill/oven, multi fuel stove, double stainless steel sink plus wood bay windows, providing views over the ponds and grass land. Both the living room and dining room have parquet flooring, open fireplaces set on stone hearths and wood windows overlooking the formal garden. Also to the ground floor is a shower room with wood panelling, half tiled surround, WC, pedestal wash hand basin and double shower cubicle.

To the first floor situates four sizeable bedrooms with views and character features, along with a bathroom offering a panelled bathtub, WC, pedestal wash hand basin and storage cupboard. The property is approached via a gravel driveway directly off Sharpley Heath Road.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the surroundings, plot, views, privacy and further potential.



### Entrance Hallway

Oak door, parquet flooring, staircase to the first floor, two radiators, wood bay window to the side elevation.

### Living Room 11' 10" x 13' 0" (3.60m x 3.97m)

Parquet flooring, open fireplace set on stone hearth, stone surround, cast iron mantle, wood bay window to the front elevation, exposed wooden beams, radiator.

### Dinning Room 17' 9" x 12' 10" (5.42m x 3.91m)

Wood door to the front elevation, wood bay window to the front elevation, radiator, exposed wooden beams, open fireplace set on stone hearth, stone surround.

### Shower Room 10' 0" x 9' 7" (3.05m x 2.92m)

Wood panelling, half tiled surround, window to the rear elevation, double shower cubicle, chrome ladder radiator, lower level WC, pedestal wash hand basin, wood door to the side elevation.

### Kitchen 18' 4" x 15' 1" (5.60m x 4.59m)

Tiled floor, wood window to the side elevation, exposed wooden beams, double stainless steel sink unit with drainer, electric five ring hob, electric grill/oven, multi fuel stove, wood bay window to the rear elevation, wood door to the side elevation.

### First Floor

#### Landing

Radiator, cornicing, ceiling rose.

### Bedroom One 11' 3" x 15' 10" (3.42m x 4.83m)

Wood bay window to the rear elevation, radiator.

### Bedroom Two 12' 10" x 13' 1" (3.90m x 3.98m)

Wood window to the rear elevation, cornicing.

### Bedroom Three 7' 4" x 12' 10" (2.23m x 3.90m)

Wood window to the front elevation, fitted cupboard.

### Bedroom Four 5' 5" x 12' 11" (1.65m x 3.93m)

Cornicing, ceiling rose, wood bay window to the front elevation.

### Bathroom 7' 3" x 8' 5" (2.20m x 2.56m)

Panelled bath, lower level WC, pedestal wash hand basin, storage cupboard, tiled walls, wood bay to the side elevation, electric heater.

### Externally

The property is approached via a gravel driveway directly off Sharpley Heath Road. There are lawns to the front and rear of the property, together with various timber framed sheds located to the south

### Land

The property extends in total to approximately 17.94 acres (7.26 ha). The house, gardens and access road extends to approximately 0.88 of an acre. An area of amenity woodland to the east of the property extends to approximately 7.05 acres. Two ponds extend in total to approximately 1.16 acres, with one located directly to the north east of the property (0.56 acre) and the second located within the grassland area to the north west of the property (0.60 acre). Chiefly level, grassland areas are situated to the south and west of the property extend to approximately 8.85 acres in total and border the road along the length of the far western boundary.



Note:  
Council Tax Band: G

EPC Rating: G

Tenure: believed to be Freehold

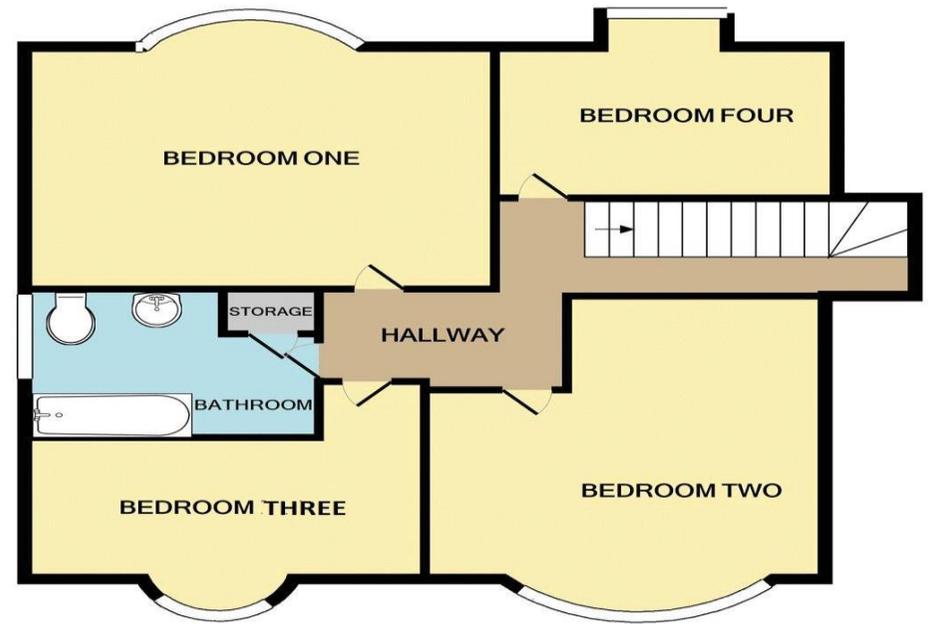








GROUND FLOOR



1ST FLOOR

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  
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## Directions

From Cresswell (A521 Uttoxeter Road) turn into Cresswell Road signposted Hilderstone and follow this road for approximately two miles, turn left on to Sharpley Heath where the property is on the left hand side identifiable by the Whittaker & Biggs for sale board.

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45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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