





**** TRADITIONAL CHARACTER COTTAGE ** PLANNING PERMISSION APPROVED ** BACKING ONTO FIELDS AND OPEN AGRICULTURAL ASPECTS ****

Discover the allure of this historic cottage dating back to circa 1820. Having been meticulously maintained and upgraded to wonderful standards. Nestled within the quaint village of Stramshall, it exudes character with original features and a scenic backdrop of fields and open views.

The interior boasts a cozy living room, dining room and a spacious kitchen with ground floor cloaks/WC. Upstairs, two bedrooms offer comfortable accommodation, complemented by a three-piece shower room.

Outside, the property delights with spacious gardens at both front and rear, bordered by wrought iron fencing to the frontage. A lawn garden to the rear provides a peaceful retreat and an elevated seating area which enjoys a tranquil setting and access to the useful outbuilding.



Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



Planning Permission Approved

EAST STAFFORDSHIRE BOROUGH COUNCIL in pursuance of powers under the above mentioned Act hereby PERMITS:

Erection of a first floor rear extension with Juliet balcony

Little Nook, High Street, Stramshall, Staffordshire, ST14 5AG

East Staffordshire Borough Council: Application: P/2024/00081

Lounge/Dining Room

With a newly installed UPVC front entry door leading into, 2x UPVC double glazed windows to the front elevation, two central heating radiators, the focal point of the room being the multi fuel cast iron log burning fireplace, TV aerial point, internal latch panel door leads to:

Kitchen

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye level storage cupboard and drawers with wood block effect top preparation works surfaces and complementary surrounding. Integrated appliances include a composite sink and drainer with mixer tap, four ring induction electric hob and oven/grill, integrated dishwasher, vaulted ceiling with exposed beam work and trusses, useful pantry cupboard with eye level shelving and tiled flooring, internal latch panel door leads to:

Rear Hall

With a UPVC double glazed rear entry door, internal latch panel door leads to:



Cloaks/WC

With a UPVC double glazed frosted glass window to the rear elevation, low-level WC, pedestal wash hand basin with mixer tap and tiled splash back, central heating radiator and towel rail.

Landing

With a UPVC double glazed window to the rear elevation, useful overhead built-in storage compartments, smoke alarm, internal latch panel doors lead to:







Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, telephone and TV aerial points, bespoke built-in wardrobes with hanging rails and shelving.

Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

Shower Room

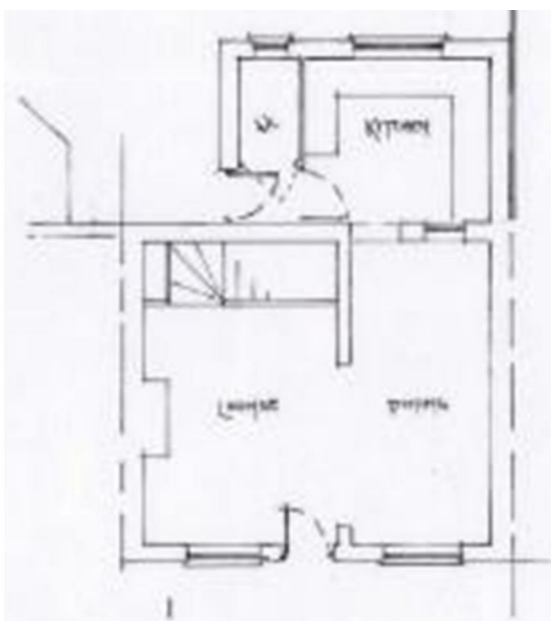
Featuring a three-piece shower room suite comprising of low-level WC with button flush, pedestal wash hand basin with mixer tap, double enclosed shower cubicle with sliding glass screen, electric shower, extractor and chrome heated towel radiator.



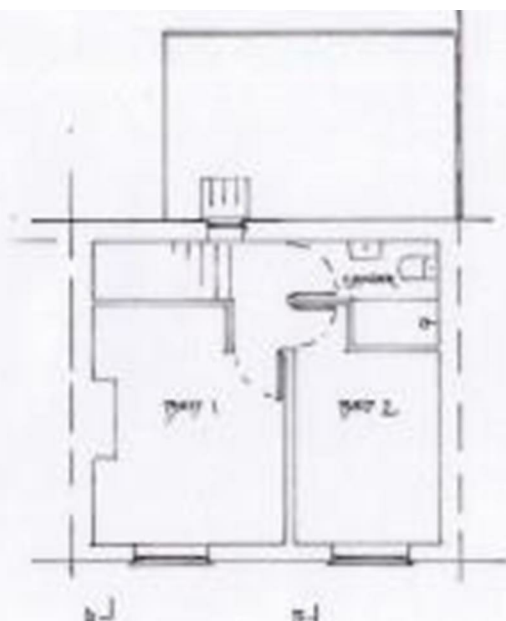




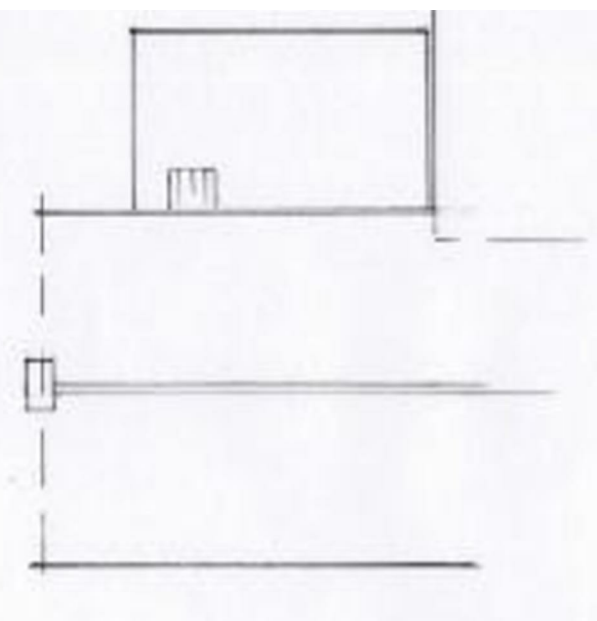




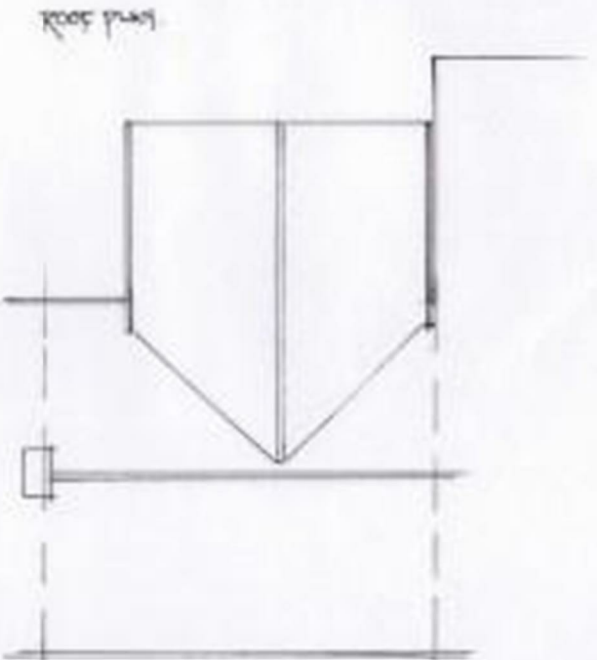
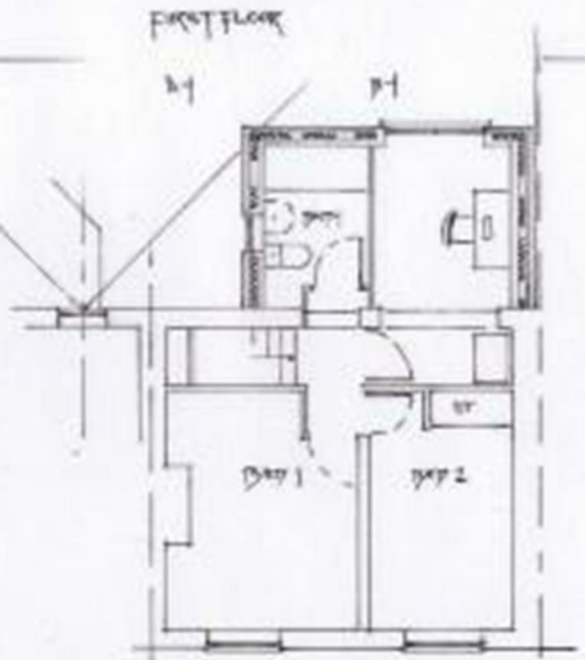
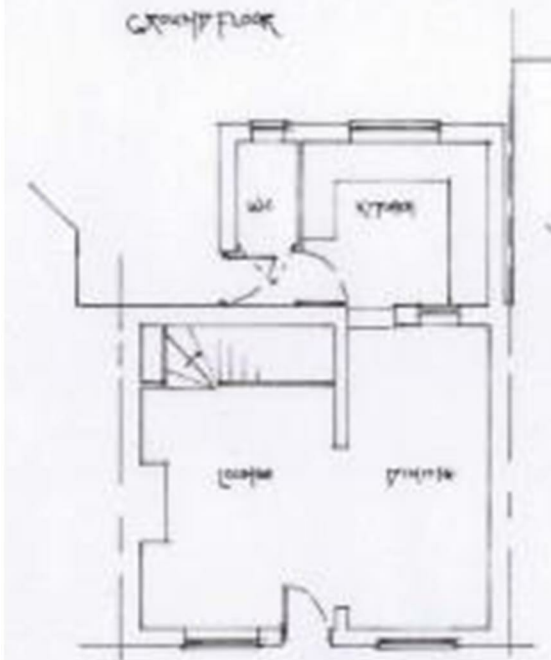
GROUND FLOOR



FIRST FLOOR



ROOF PLAN





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1A SIDE SOUTH EAST



REAR SOUTH WEST



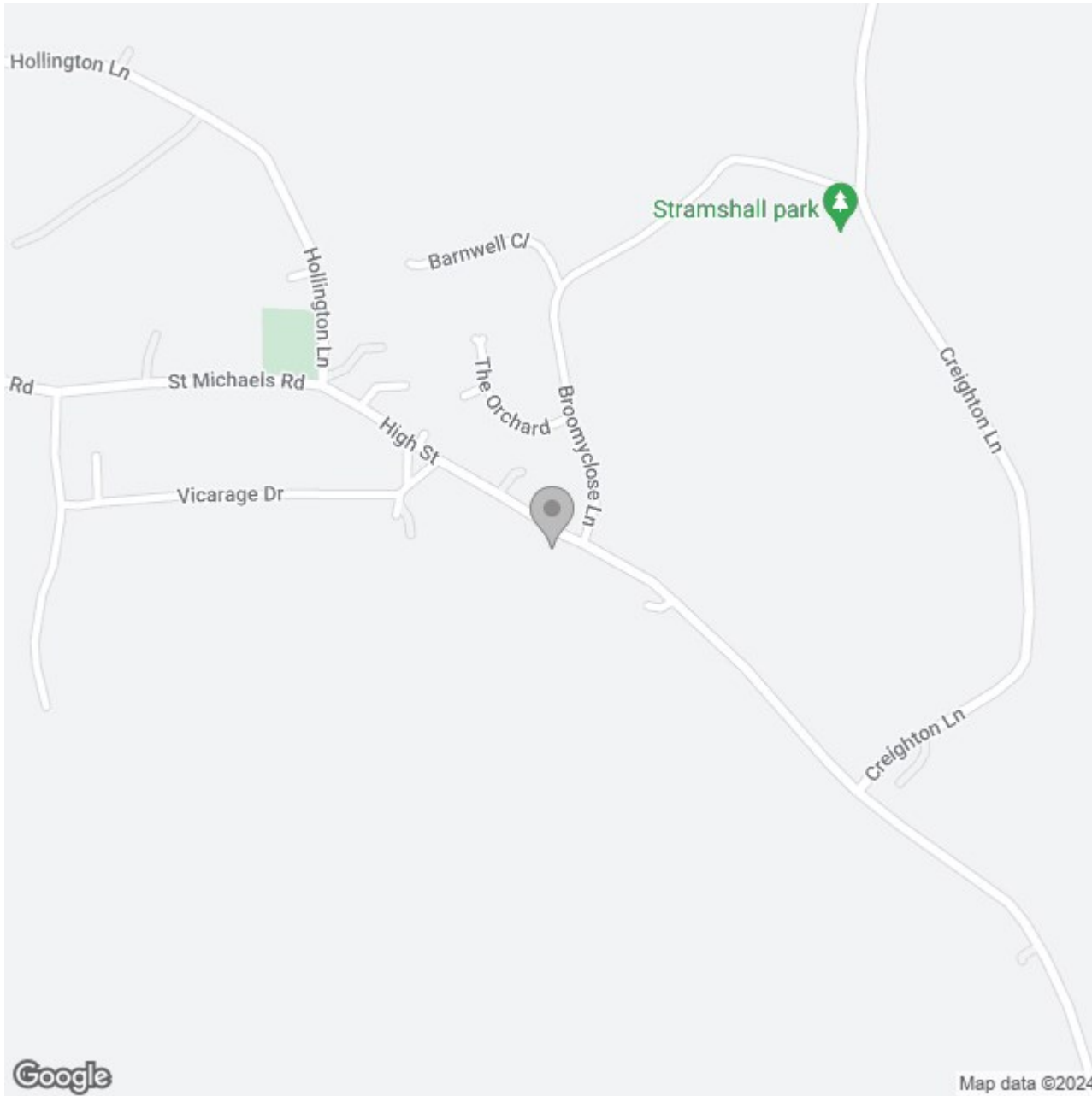
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1A SIDE SOUTHEAST



REAR SOUTH WEST



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	