





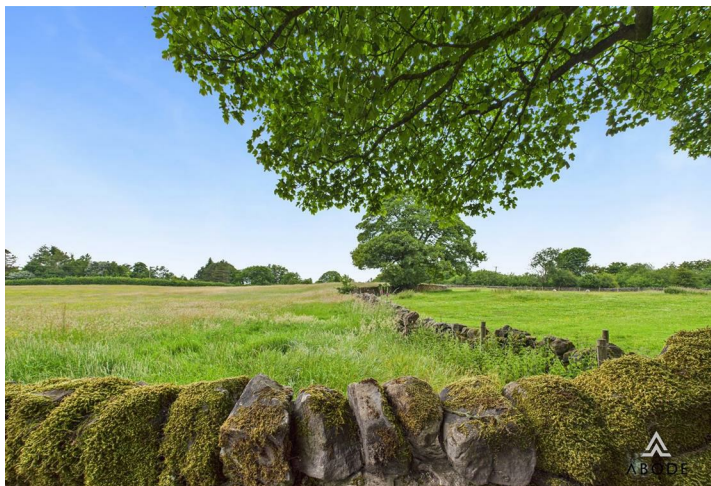
**** Stunning Character Cottage in Immaculate Condition,
Surrounded by Beautiful Countryside ****

A rare opportunity to purchase a charming property in the sought after location of Whiston. Whiston boasts breath taking countryside scenery, offering beautiful walks and excellent access to the nearby market towns of Ashbourne, Cheadle and Leek. This lovely home offers ample off road parking, gardens to the front and rear, and stunning views from every window.

Beautifully maintained throughout, the home briefly comprises a welcoming reception hall, guest cloakroom, lounge and sitting room- both featuring cosy log burners, plus a high specification kitchen with dining area and patio doors leading out into the garden. There's also a practical utility room.

Upstairs offers three bedrooms and a stylish family bathroom with a freestanding bath and separate shower.

Outside, you'll find the driveway to the front, a single garage, and an enclosed rear garden with lawns, multiple seating areas, a summer house, and views directly onto open countryside.



Being ideal for those looking to upsize or downsize in a stunning rural location, internal viewing is highly recommended.


ABODE
SALES & LETTINGS

HALL

Entrance door into a porch area with window to the side and open through to the hall. Plenty of space to be a study area, stairs to the first floor, oak flooring, window to the front, cast iron radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin, chrome ladder style radiator and a storage cupboard.

SITTING ROOM

Feature fireplace with Aga log burner, oak floor, sash window to the front, cast iron radiator and door to the kitchen.

LOUNGE

Feature fireplace with clear view log burner, oak floor, sash window to the front, cast iron radiator and double doors to the dining area.

KITCHEN DINER

The kitchen offers bespoke fitted units with oak work surfaces and a double Belfast sink. Rayburn Range, space for an American style fridge freezer, windows and doors onto the garden. Spot lights, velux windows and a stone floor.

UTILITY ROOM

Fitted cupboard, stone floor, cast iron radiator, plumbing and space for a washing machine, space for a tumble dryer and a door onto the garden.



FIRST FLOOR LANDING

Velux window and doors to -

BEDROOM I

Fitted wardrobes, Victorian fireplace, cast iron radiator and a sash window to the front.







BEDROOM 2

Victorian fireplace, cast iron radiator and a sash window to the front.

BEDROOM 3

Cast iron radiator and window to the rear overlooking the garden and countryside.

BATHROOM

Free standing bath and a separate shower, cast iron radiator, low flush wc, wash hand basin with storage drawers under, sash window to the front.

OUTSIDE

Ample parking and turning to front and a lawn. Single garage with personal door onto the garden. The rear garden is beautifully maintained with countryside views over the abutting farmland. Oak framed gazebo perfect for alfresco dining. Lawns with well stocked borders, brick outbuilding, summer house with slate roof, wood store, garden shed.



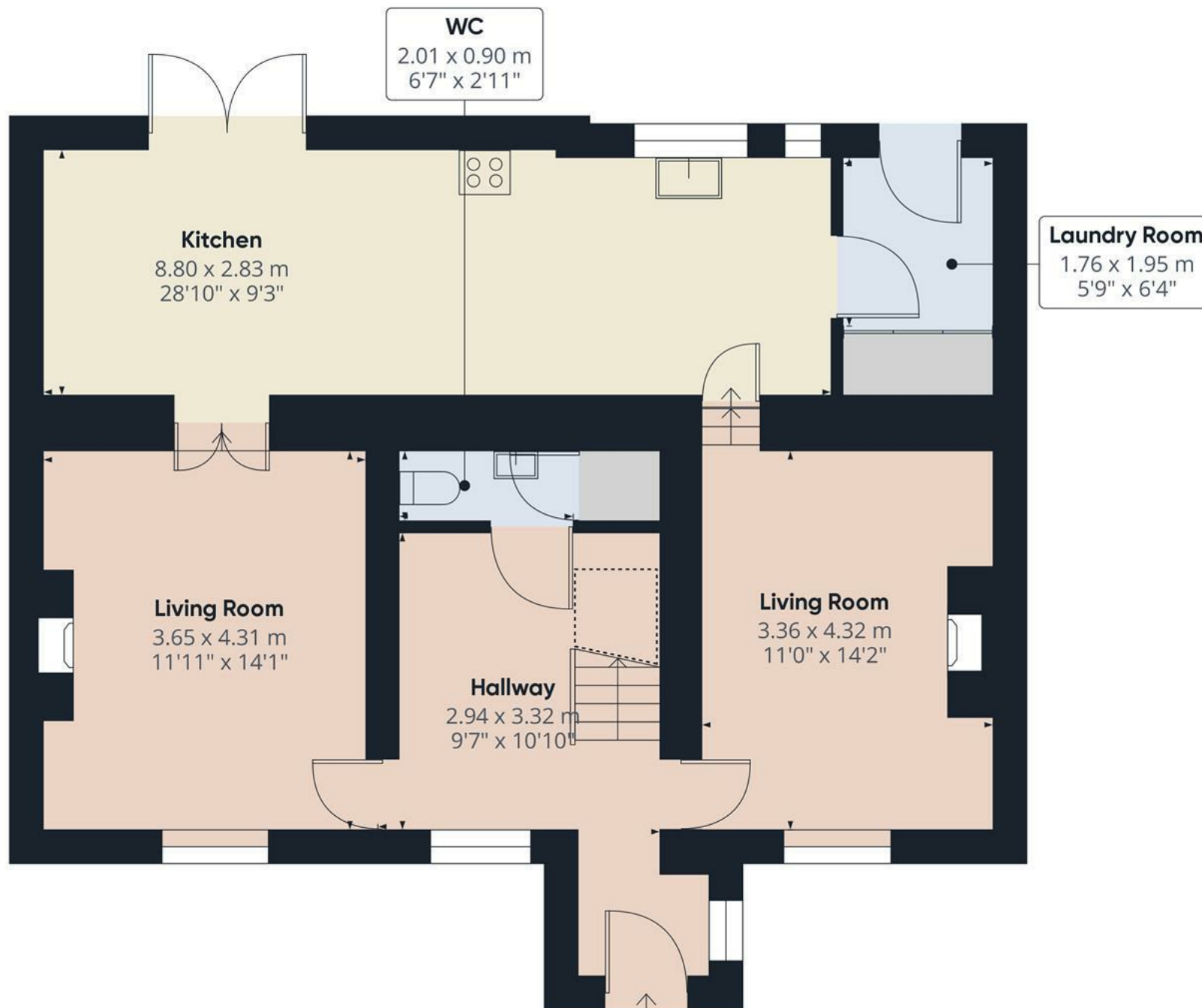












Floor 0

Approximate total area⁽¹⁾

75.75 m²

815.41 ft²

Reduced headroom

1.47 m²

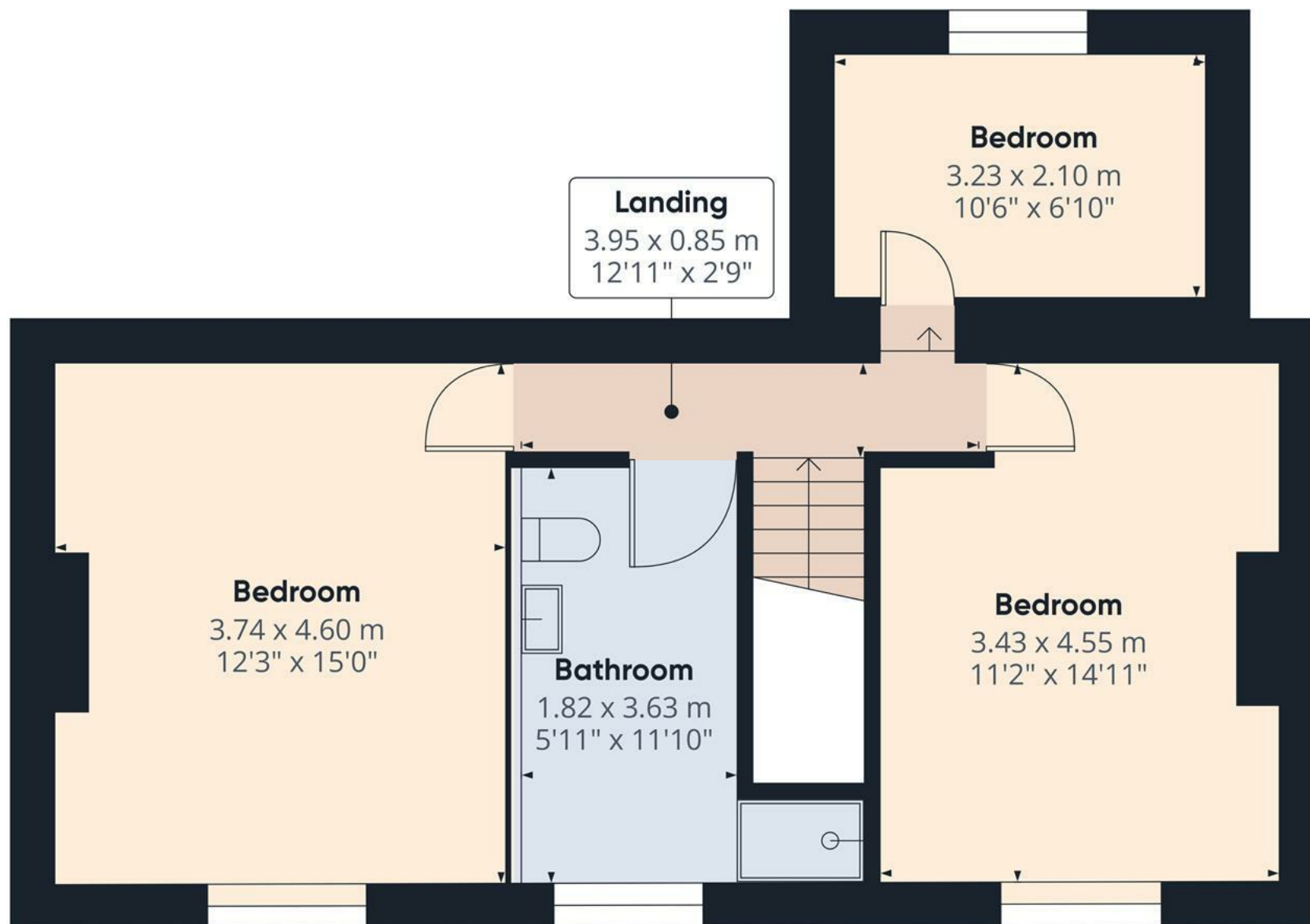
15.78 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

49.94 m²

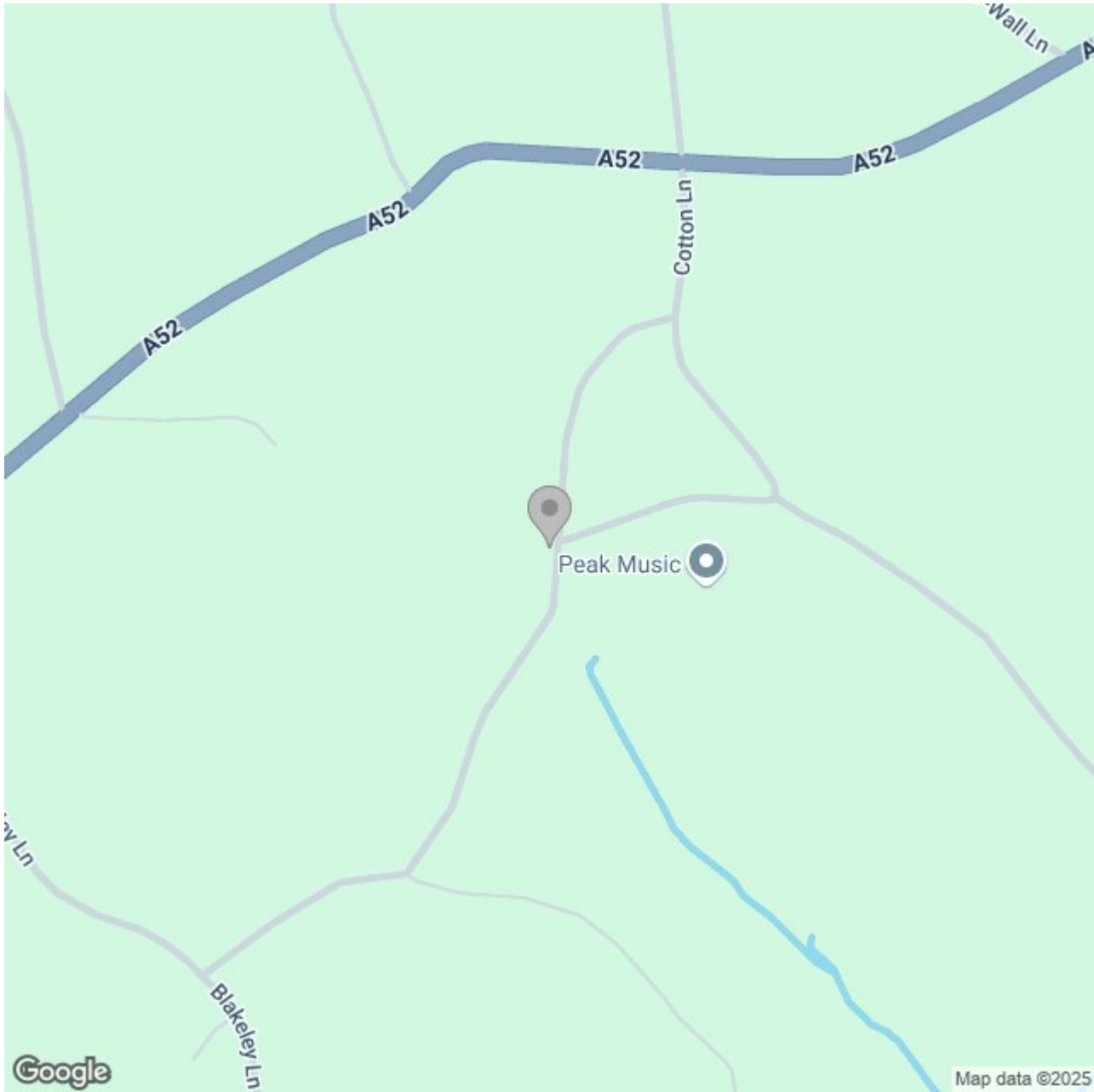
537.52 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC