





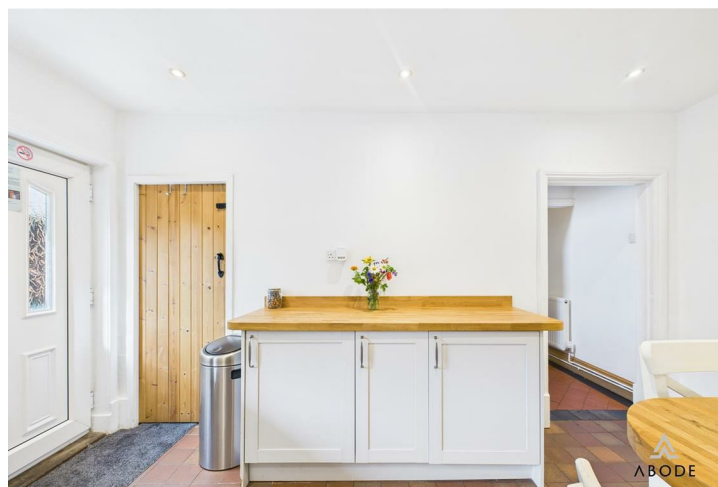


Abode are delighted to present this charming stone built cottage, perfectly positioned in the highly sought after village of Waterhouses. Sympathetically modernised throughout by the current owners, the property retains its original character whilst offering the comfort and convenience of contemporary living.

The generous accommodation includes an entrance porch, welcoming entrance hallway, a spacious living room, a modern kitchen and a well appointed bathroom to the ground floor. Upstairs, there are three good sized bedrooms along with a stylish shower room.

Outside, the rear yard provides access to the two useful outhouses, and there is the added benefit of off road parking for multiple vehicles.

Waterhouses offers an ideal blend of countryside tranquillity and everyday practicality, with amenities including a primary school, doctor's surgery, convenience store, and a welcoming village pub. The scenic Manifold Track is just a short distance from the property, and the Market Towns of Leek, Ashbourne and Cheadle are within easy reach by car or bus.



This delightful property would make an ideal home for first time buyers, growing families, those looking to downsize or anyone seeking a holiday retreat. Early viewing is strongly recommended to fully appreciate all that it has to offer.

  
**ABODE**  
 SALES & LETTINGS

### Entrance Porch

UPVC door leading in from the front, tiled flooring.

### Entrance Hallway

Central heating radiator, tiled flooring, stairs leading to the first floor.

### Living Room

UPVC double glazed window to the front elevation, wooden flooring, central heating radiator, feature fireplace with mantle and hearth.

### Kitchen

Base and eye level units with complimentary worktops, ceramic Belfast sink, integral cooker and hob with extractor above. Built in dishwasher, fridge and freezer, breakfast bar, tiled flooring, central heating radiator, UPVC double glazed window to the side elevation and door leading out into the yard. Under stairs storage cupboard offering a utility area, spot lighting.

### Bathroom

Modern suite comprising:- WC, wash hand basin with storage below and bath with hand held shower. Eye level storage cabinet, UPVC double glazed window to the side elevation, central heating radiator and spot lighting.

### Landing

Access to all bedrooms and shower room.

### Bedroom

UPVC double glazed window to the side elevation, central heating radiator, storage cupboard/ wardrobe with railings and loft access.



### Bedroom

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

### Bedroom

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









## Shower Room

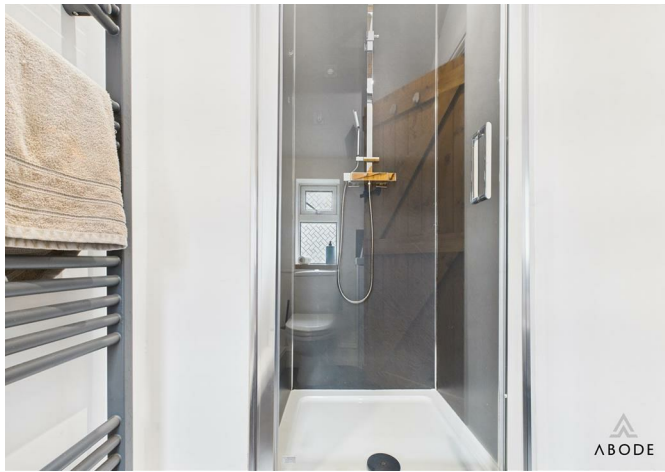
Modern suite comprising;- WC, wash hand basin with storage cupboard below, shower cubicle with waterfall shower head and glass shower screen. Towel radiator, UPVC double glazed window to the rear elevation, extractor fan and spot lighting.

## Outside

To the rear, the low maintenance yard provides an ideal entertaining area, with access to the two outhouses. To the side, there is off road parking for two vehicles.



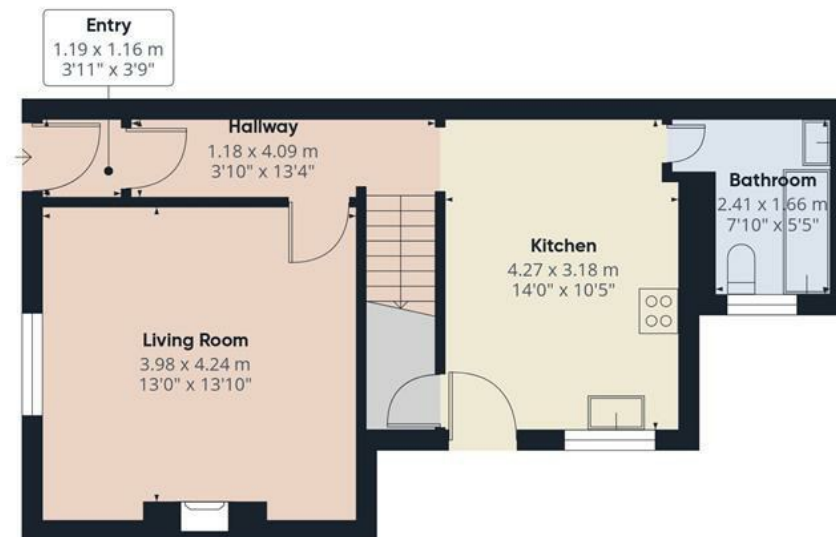




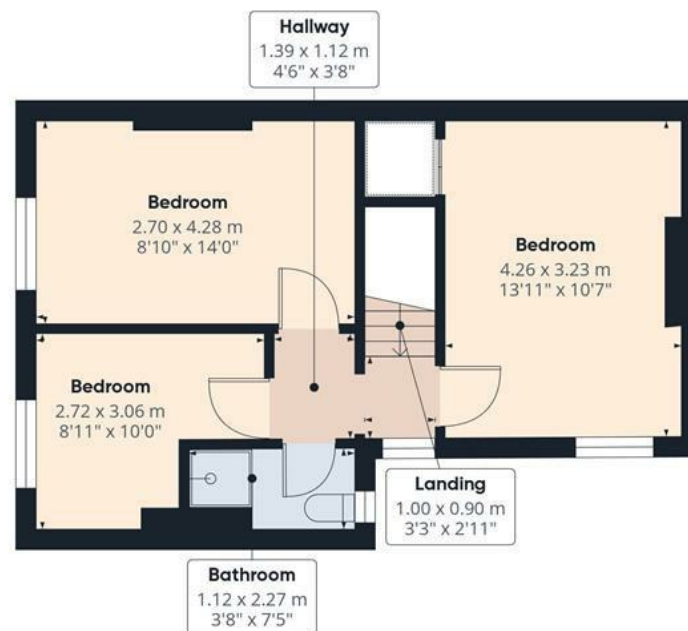








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

81.2 m<sup>2</sup>

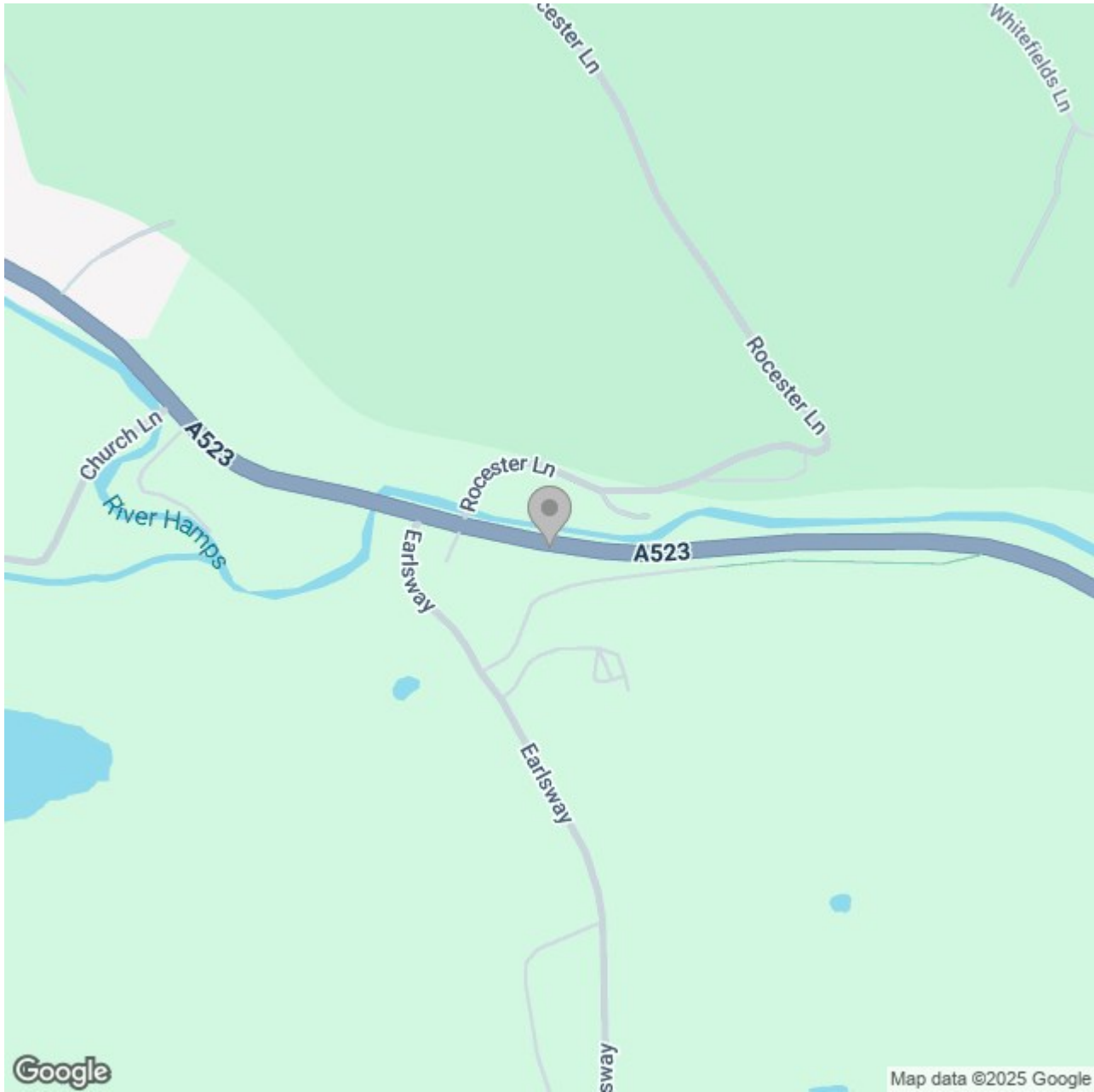
874 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC