



**The Stables Woodhead Yard, Cheadle, Staffordshire ST10  
2EB**

**Guide price £129,950**



***Kevin Ford & Co. Ltd.***

Chartered Surveyors, Estate Agents & Valuers

Bursting with charm and character, this delightful cottage offers a wonderful blend of traditional features and tasteful modern improvements. Boasting exposed beams, impressive vaulted ceilings and an abundance of rustic character throughout, the property provides a truly unique and welcoming home. The accommodation begins with a beautifully presented cottage-style kitchen, fitted with attractive sage green units, solid wooden work surfaces and a striking exposed brick feature wall, creating a warm and inviting heart of the home. The cosy lounge enjoys an exposed brick fireplace with a cast iron-style electric fire, a bespoke media wall with timber mantel, decorative wall panelling and stairs rising to the first floor. Upstairs, the stunning principal bedroom is a particular highlight, showcasing original exposed beams and elegant feature panelling. A second room is currently utilised as a dressing room with fitted storage but offers flexibility to suit a variety of needs. Completing the accommodation is a stylishly upgraded bathroom, fitted with a modern white suite including a P-shaped bath with rainfall shower over. Occupying a roadside position just off Froghall Road within a popular residential setting, the property benefits from an attractive gravelled frontage with a paved patio seating area, providing a lovely space to sit and enjoy the outdoors. To the rear, the property backs onto a lane, creating a low-maintenance external aspect. This charming cottage is ideal for buyers seeking a characterful home with a wealth of original features, thoughtfully updated for modern living.



## The Accommodation Comprises

### Kitchen

11'10" x 11'9" (3.61m x 3.58m )

Beautifully appointed in a timeless sage green finish, the kitchen offers a charming cottage-inspired feel with stylish chrome handles and a range of wall and base units, drawers, and solid wooden work surfaces. Integrated appliances include an electric oven with an induction hob, while a white ceramic sink with a chrome mixer tap and drainer sits beneath the front-facing window, enjoying pleasant natural light.

Adding character and individuality, a striking exposed brick feature wall is complemented by open shelving and exposed copper conduit, creating a rustic yet contemporary industrial touch. Finished with a practical tiled floor, the kitchen also provides space for a freestanding fridge freezer and additional appliances, making it both functional and full of personality.

### Lounge

9'9" x 17'1" (max) (2.97m x 5.21m (max))

A beautifully presented and characterful lounge featuring an attractive exposed brick fireplace with a cast iron-style electric fire, creating a charming focal point. Above, a timber mantel shelf and dedicated media wall provide the perfect space for a wall-mounted television. Decorative wall panelling adds warmth and style throughout the room, while two windows allow plenty of natural light to flood the space. A double radiator ensures comfort all year round, and the staircase rises from the lounge to the first floor, enhancing the room's welcoming and homely feel.

## First Floor

### Bedroom One

10'8" x 6'1" (3.25m x 1.85m )

A beautifully presented and generously proportioned principal bedroom, full of charm and character. Two original exposed ceiling beams create a striking feature and enhance the room's cottage appeal, while decorative wall panelling behind the bed provides an elegant focal point. A window fills the room with natural light, creating a bright and welcoming atmosphere. The staircase and banister open

into the bedroom, adding a unique architectural feature and a sense of individuality before continuing through to the second bedroom.

### Bedroom Two/Dressing Room

5'2" x 8'4" (1.57m x 2.54m )

Currently configured as a stylish dressing room, this versatile second room has been thoughtfully fitted with an extensive range of storage cupboards, providing excellent wardrobe and organisation space. A small window allows natural light to brighten the room, creating a pleasant and practical environment. While presently used as a dressing room, the space offers flexibility and could be adapted to suit a variety of needs, including a nursery, home office or occasional bedroom, subject to the purchaser's requirements.

### Bathroom

6'10" (max) x 9'8" (2.08m (max) x 2.95m)

Upgraded to a high standard, the bathroom combines contemporary styling with practical design. It features a P-shaped bath with a thermostatic shower over, incorporating both a rainfall shower head and a separate handheld attachment, complemented by a sleek chrome-framed glass shower screen. The walls are partially tiled in an attractive grey mosaic-effect finish, adding a modern touch. A wash hand basin is set within a stylish vanity unit with double-door cupboard storage beneath, alongside a low-flush WC. Rustic wood-effect flooring brings warmth to the space, while a window provides natural light and ventilation, completing this well-appointed family bathroom.

### Outside

The property is approached directly from the road, with an attractive gravelled frontage creating an inviting first impression. A paved patio seating area provides an ideal spot to sit and enjoy the sunshine, offering a pleasant outdoor space for relaxing or entertaining. To the rear, the property backs onto a lane, providing a low-maintenance aspect with no rear garden to maintain.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





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