



**11 New Cottages, Foxt, Staffordshire ST10 2HL**  
**Offers around £189,950**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



**\*Charming Countryside Cottage in a Picturesque Village Setting\***

Nestled in the heart of a delightful village and enjoying far-reaching views of open countryside, this mature two-bedroom cottage is brimming with character and charm. Perfectly suited for those seeking a peaceful rural lifestyle, the property offers a blend of traditional features and modern conveniences, with scope for further modernisation to suit personal taste.

The welcoming lounge sets a cosy tone with its attractive tiled open fireplace and light-filled ambiance, enhanced by a UPVC double-glazed window and front entrance. An adjoining sitting room provides flexible additional living space, complete with an original range fireplace—ideal for use as a snug, study, or dining area.

The kitchen is well-appointed with cream-coloured fitted units which is practical and functional. A separate pantry adds useful extra storage.

There are two comfortable bedrooms, each enjoying natural light through UPVC double-glazed windows, creating warm and restful spaces. The spacious bathroom features a classic suite which may benefit from an upgrade.

Outside, the property really comes into its own. The front garden is well established, with a lawn and a patio seating area perfect for soaking up the peaceful surroundings. A concrete pathway leads to a timber shed, and from here, the views over open countryside are simply stunning. To the rear, a private yard includes a traditional outside toilet.



## **The Accommodation Comprises**

### **Lounge**

12'1" x 13'5" (3.68m x 4.09m )

Step into a welcoming lounge featuring a traditional tiled open fireplace. A UPVC double-glazed window floods the room with natural light while enhancing energy efficiency. The front entrance door is also UPVC for added security and insulation. Elegant sliding glazed doors provide seamless access to the next room, enhancing the sense of space and flow throughout the home.

### **Versatile Reception Room**

11'11" x 13'5" (3.63m x 4.09m)

This delightful second reception room offers flexible living space, ideal for a snug, study, or formal dining area. It retains character with an original range fireplace, adding charm and a touch of heritage. A gas wall heater ensures comfort, while a UPVC double-glazed window provides natural light.

### **Well Appointed Kitchen**

11'2" x 5'4" (3.40m x 1.63m)

The kitchen is fitted with a range of cream-coloured units, including a stainless steel sink with base cupboards beneath and complementary work surfaces. There is plumbing in place for an automatic washing machine, making this a practical and functional space. Two UPVC double-glazed windows allow for plenty of natural light, while a UPVC double-glazed rear entrance door provides direct access to the outside.

### **Inner Passage**

8'11" x 3'1" (2.72m x 0.94m )

Having an understairs storage cupboard off.

### **Pantry**

6'0" x 3'1" (1.83m x 0.94m)

A handy addition to the kitchen, the pantry offers extra storage space and benefits from a UPVC double-glazed window.

### **First Floor**

Stairs from the Lounge give access to the:

### **Landing**

With a UPVC window.

### **Bedroom One**

12'0" x 13'6" (max) (3.66m x 4.11m (max) )

A comfortable double bedroom featuring a UPVC double-glazed window that provides natural light and a pleasant outlook.

### **Bedroom Two**

11'11" x 10'3" (3.63m x 3.12m )

A well-proportioned second bedroom, also enjoying the benefit of a UPVC double-glazed window.

### **Bathroom**

11'11" x 6'4" (3.63m x 1.93m)

A generously sized bathroom fitted with a classic green suite comprising a panel bath, pedestal wash hand basin, and low flush WC. Part tiled walls offer practicality and style. An airing cupboard off the bathroom houses the hot water cylinder with an additional water storage tank above, providing useful storage and efficient hot water management.

### **Outside**

To the front of the property lies an established lawned garden, complete with an old patio area—which would be perfect for outdoor seating and enjoying the peaceful surroundings. A concrete pathway leads to the top of the garden, where a timber shed provides useful storage. The garden boasts stunning views across open countryside, adding to the property's rural charm.

To the rear, there is a small enclosed yard, which includes a traditional outside toilet fitted with a low flush WC.

### **Services**

All mains services are connected. The Property has the benefit of 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.

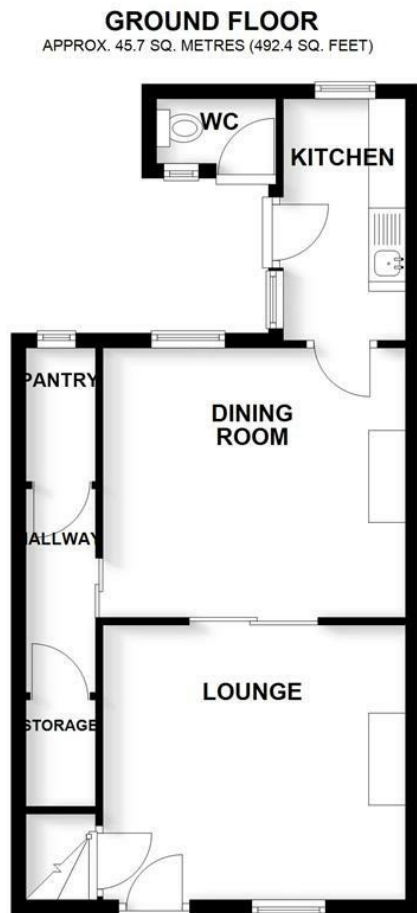




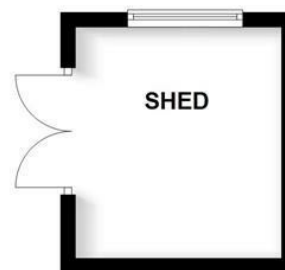




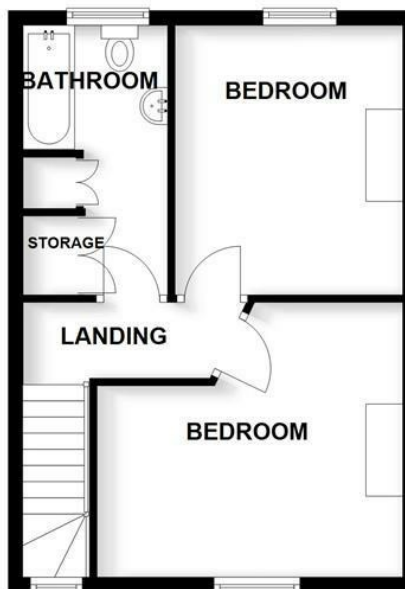




**OUTBUILDING**  
APPROX. 8.8 SQ. METRES (94.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 38.6 SQ. METRES (415.7 SQ. FEET)



**TOTAL AREA: APPROX. 93.1 SQ. METRES (1002.6 SQ. FEET)**

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

73

13

