



**Cecilly Brook Cottage Cecilly Brook, Cheadle, Staffordshire
ST10 1BP**

Offers in the region of £295,000



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

A charming character cottage nestled just off Oakamoor Road, Cecilly Brook Cottage blends traditional features with modern comforts. Boasting beautifully maintained interiors including herringbone and quarry tiled floors, exposed beams, and a cosy log burner, this home offers versatile living spaces and a delightful blend of period charm.

The accommodation includes a welcoming entrance area with classic tiled flooring flowing into a striking herringbone-floored entrance hall with exposed beams. The formal lounge is centred around a traditional log burner, creating a cosy focal point, while the adjoining dining area enjoys patio doors opening to the rear yard and a bespoke fitted bookcase. A country-style kitchen features cream shaker units, a Belfast sink, and a Kenwood cooker, complemented by a handy utility room. A practical wetroom with fully tiled open shower area adds further convenience. The additional sitting room is bright and versatile, perfect for relaxing or working from home.

Upstairs, the master bedroom impresses with vaulted ceilings and oak beams, complete with a stylish en-suite. Three further bedrooms, including two doubles and a well-equipped bathroom with a freestanding bath, offer ample accommodation. Practical touches such as ample storage and a convenient side entrance add to the home's appeal.

Outside, a paved driveway provides convenient parking, complemented by a lawned garden and additional seating areas. Perfectly positioned for both tranquility and accessibility, this property presents an ideal opportunity to own a unique and welcoming home.



The Accommodation Comprises

Entrance Area

6'10" x 8'5" (2.08m x 2.57m)

A charming welcome to the property, this entrance area features a beautifully maintained traditional black and red tiled floor that exudes period character. Entry is via a lovely composite cottage-style front door, setting the tone for the style throughout the home. A double-glazed window with classic wooden frames brings in natural light, while a radiator beneath adds warmth to the space.

Entrance Hall

13'0" x 7'9" (3.96m x 2.36m)

Flowing seamlessly from the entrance area, the entrance hall offers a striking herringbone floor that provides a beautiful contrast in style and texture. Feature ceiling beams add character and charm, while an original internal window—preserved as a delightful period feature—offers a unique view into the inner hall. A staircase rises to the first floor, and from this space, there is access to both the snug and the formal lounge, enhancing the sense of flow throughout the home.

Open Plan Lounge

12'8" x 12'5" (3.86m x 3.78m)

A warm and inviting space, the lounge continues the herringbone flooring for a cohesive and elegant look. At its heart is a traditional log burner, set within a generously sized fireplace featuring a painted surround, inner exposed brickwork, and a slabbed hearth—creating a striking focal point. The room is enhanced by a characterful ceiling beam, modern spot lighting, a front-facing window allowing natural light to pour in, and a radiator to ensure comfort year-round. The room opens into the:

Dining Area

8'11" x 16'0" (2.72m x 4.88m)

Situated just behind the formal lounge, the dining area offers ample space for a family-sized table, ideal for both everyday meals and entertaining. Patio doors open out to the rear yard, flanked by two additional windows that flood the space with natural light. A bespoke fitted bookcase with built-in drawers beneath adds both charm and practical storage. Spot lighting to the ceiling enhances the ambiance, and there is open access to the kitchen, creating a sociable and flowing layout.

Country Style Kitchen

11'3 (max) x 7'9" (3.43m (max) x 2.36m)

Designed with country charm, the kitchen features classic cream shaker-style units complemented by polished solid wood worktops and a traditional Belfast sink. A Kenwood cooker takes centre stage, complete with a stainless steel splash-back and matching extractor fan. There's space for under-counter appliances, including a slimline dishwasher and a compact fridge/freezer. Open shelving and display areas complete the look, adding functionality to this well-appointed space.

Inner Hall

3'0" x 11'4" (0.91m x 3.45m)

Serving as a useful link within the home, the inner hall features a traditional quarry tiled floor and benefits from a side courtesy entrance door for added convenience. A radiator provides warmth.

Utility

5'8" x 4'5" (1.73m x 1.35m)

Compact yet functional, the utility room is equipped with plumbing for a washing machine, a double base unit, and a stainless steel sink with mixer tap. A tiled splashback and traditional quarry tiled floor add to its practicality, while a radiator ensures year-round comfort. The room also houses the boiler, neatly integrated into this efficient space.

Wetroom

5'10" x 5'10" (1.78m x 1.78m)

A practical and modern wetroom featuring a fully tiled open shower area, complemented by a wash hand basin and low flush WC. The space is finished with a chrome towel radiator, a privacy window, and an extractor fan for ventilation.

Additional Sitting Room

13'4" x 11'7" (4.06m x 3.53m)

A bright and versatile space, this additional sitting room benefits from excellent natural light, courtesy of three windows—two to the side and a large one to the front. The room is finished with herringbone flooring, spot lighting, and exposed beams, combining modern touches with traditional character. Ideal as a second lounge, reading room, or home office.

First Floor

Stairs rise from the Entrance Hall leading to a split landing.

Landing

The landing provides access to the loft via a hatch and benefits from a Velux window that floods the space with natural light. A built-in storage cupboard offers practical storage solutions, keeping the area tidy and functional.

Master Bedroom

12'7" x 12'6" (3.84m x 3.81m)

A stunning principal bedroom boasting a vaulted ceiling with striking exposed oak apex beams that add architectural interest and warmth. Original wooden floorboards enhance the room's natural character, while a window allows in plenty of natural light. Feature beams complete the rustic yet elegant feel, creating a tranquil and inviting retreat.

En-Suite

8'3" x 7'8" (2.51m x 2.34m)

The en-suite features a well-appointed four-piece white suite, including a spacious walk-in double shower with a sliding glass door and fully tiled surround. Additional fittings include a wash hand basin, bidet, and low flush WC. A privacy window provides natural light while maintaining discretion. The room is enhanced by spot lighting, exposed beams for added character, and a built-in storage cupboard for practicality.

Bedroom Two

13'4" x 11'6" (4.06m x 3.51m)

A generous double bedroom featuring warm wooden flooring and a radiator for comfort. The room benefits from three windows, including a distinctive stained internal glass window feature that adds a colourful touch and allows plenty of natural light to brighten the space.

Bedroom Three

9'3" x 10'10" (2.82m x 3.30m)

A comfortable bedroom featuring a built-in wardrobe to one side for convenient storage. The room is finished with wooden flooring, a radiator for heating, and a rear-facing window that fills the space with natural light.

Bedroom Four

11'10" x 7'1" (3.61m x 2.16m)

Features wooden flooring and includes a practical storage cupboard or wardrobe. A window provides natural light, and a radiator ensures the room remains warm and comfortable.

Family Bathroom

5'9" x 13'8" (1.75m x 4.17m)

An impressive bathroom featuring a vaulted ceiling with exposed beams, creating a spacious and airy atmosphere. The freestanding bath takes centre stage, complemented by a charming Victorian Savoy-style pedestal wash hand basin and a low flush WC. Two Velux windows flood the room with natural light, while a radiator provides warmth for comfort.

Location and Exterior

Situated just off Oakamoor Road, the property is one of two stunning character cottages in this charming setting. Cecilly Brook Cottage is the first as you approach, featuring a paved driveway providing immediate off-road parking. The driveway extends along the side elevation, offering additional space that could be used as a seating area if desired. The paved path continues around the rear of the property, giving access to the rear yard and a convenient bin storage area. The front elevation benefits from a right of access to a private driveway that leads past the cottage to the neighbouring property. Beyond this, further parking space is available, along with a lawned garden edged by fencing, creating a pleasant outdoor area.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and 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. The property is also council tax band C.

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.





