



1 Whirley Low, Foxt, Staffordshire ST10 2HR
Offers around £224,950



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

A truly fantastic opportunity for any concerning buyer to acquire a wonderful countryside cottage overlooking splendid countryside views that offers a unique and individual property. The cottage would be suitable for any couple, downsizer or even an Investor looking for an investment opportunity for a Holiday Let.

Blessed with character and charm the accommodation briefly comprises; entrance hall, sitting room, breakfast fitted kitchen with dining area. Stairs rise up to the First Floor where there are two bedrooms with built in wardrobes and an upgraded bathroom with white suite.

Externally the cottage provides pretty gardens benefiting from lawned areas, a paved patio seating area, timber shed and two garden stores.

With quirky features throughout why not grab this fantastic property!



The Accommodation Comprises

Entrance Hall

On entrance via a UPVC door the stair case leads up to the first floor having a natural stone feature exposed wall to one side. There is an electric storage heater.

Sitting Room

12'0" x 11'9" (3.66m x 3.58m)

The cosy sitting room offers a front facing window with storage heater below. A beautiful natural stone fireplace with raised hearth houses a Hunter multi fuel stove. The room is blessed with feature exposed beams.

Breakfast Fitted Kitchen

15'2" x 8'6" (4.62m x 2.59m)

A unique, antique pine crafted kitchen with wood block surfaces over incorporating a Belfast sink with mixer tap situated underneath a window. A stoves double oven with electric hot plate and cooker hood with steel splash back. The room has inset spotlighting and under counter glow lighting. In addition there is space for a fridge/freezer and a handy under stairs storage cupboard off. There is enough space for a family dining table whereby there are two further windows over looking scenic countryside views.

First Floor

The spacious landing having exposed floor boards provides access to all rooms. Again a window offers views over the countryside.

Bedroom One

12'1" x 15'4" (3.68m x 4.67m)

The exposed wooden flooring continues from the landing into the bedroom where there is a dual aspect tilt and turn window overlooking the front cottage gardens. A further window to the side provides views of the Hamlet. There is access to the roof void and a double wardrobe.

Bedroom Two

9'4" x 7'7" (max) (2.84m x 2.31m (max))

A rear facing window offers distant views of the countryside. the exposed flooring continues and there is an electric storage heater. In addition there is a built in wardrobe.

Bathroom

6'2" x 7'8" (1.88m x 2.34m)

The suite has been upgraded to provide a white and chrome suite comprising of a panel in bath with electric over, vanity unit with mixer tap and low flush WC. The room is partly tiled with a chrome feature towel radiator, privacy window and airing cupboard off.

Outside

The cottage stands within a well-maintained gardens featuring a half round patio area ideal for al-fresco dining entertainment during the summer months. There are two stores and a timber garden shed. The property is blessed with spectacular picturesque views.

Services

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





