



1 Shakeshaft Cottage Vicarage Lane,  
Whittington WS14 9LQ

Downes & Daughters  
ESTATE AGENCY

## 1 Shakeshaft Cottage Vicarage Lane, Whittington WS14 9LQ £650,000

Occupying an idyllic 'rural fringe' position on the charming Vicarage Lane in Whittington, this impossibly attractive country cottage, originally built in 1901, offers a unique blend of historical charm and modern elegance. The property has been thoughtfully enhanced by the current owners, resulting in a home that is both stylish and sympathetic to its rich heritage.

Upon entering, you are greeted by an impressive semi-open plan kitchen seamlessly connecting to the dining room, making it an ideal space for entertaining family and friends. Two inviting double aspect reception rooms are bathed in natural light and provide a warm, welcoming atmosphere. Additionally, the ground floor features a convenient utility room and a well-appointed bathroom.

As you ascend to the first floor, you will discover four bedrooms, each offering delightful rural views. A modern shower room completes this level, ensuring comfort and convenience for all.

The exterior of the property is equally captivating, with a beautifully landscaped west-facing front garden. This outdoor space boasts shaped lawns, stylishly planted borders, and high boundary hedging, providing both privacy and a picturesque setting. The patio seating areas invite you to enjoy the tranquil surroundings, while the gated private driveway parking adds an extra layer of convenience.

This remarkable home is perfect for those seeking a blend of character and contemporary living in a peaceful yet accessible location. Don't miss the opportunity to make this enchanting cottage your own and enjoy a vast array of dog walks on your doorstep whilst still being within easy reach of the village centre.

### GROUND FLOOR

Vestibule Entrance Porch • Stylish Multi Sectioned Kitchen With Open Bar To • Dining Room • Inner Hallway With Storage Cupboard • Utility Room • Double Aspect Living, Music & Work Space • L Shaped Double Aspect Living Room With Double Doors To Garden • Ground Floor Bathroom

### FIRST FLOOR

Landing With Storage Cupboard An Open Views • Principal Bedroom With A Double Aspect & Open Views • Bedroom Two • Bedroom Three • Bedroom Four • Family Shower Room

### OUTSIDE

Gated Private Driveway • Beautifully Landscaped West Facing Garden (to front) • Shaped Lawns With Stylishly Planted Borders • Manicured High Boundary Hedging • Patio Seating Areas • Side Storage Area With Timber Shed

### FURTHER INFORMATION

Built In 1901 • Freehold (TBC By Solicitor) • Council Tax Band F • Energy Rating D • Upvc Double Glazing • Electric security gates • Gas Central Heating • All Mains Services

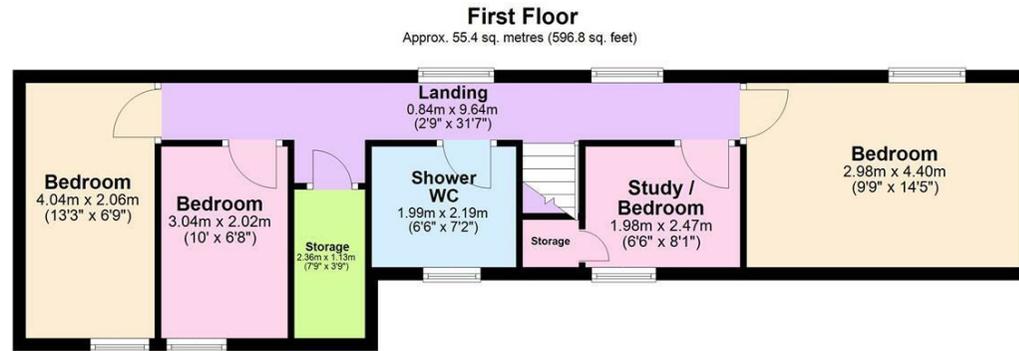
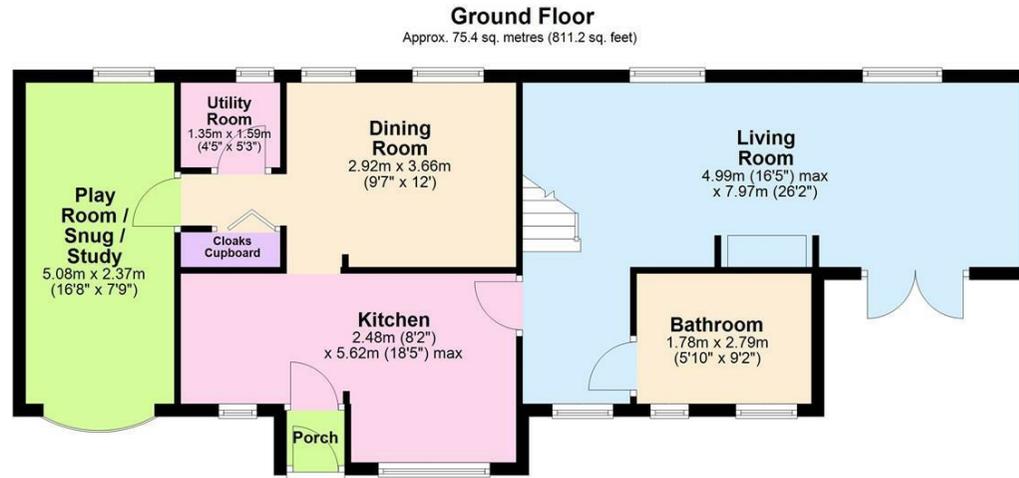






5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 130.8 sq. metres (1408.1 sq. feet)



Not All Agents Are Equal...