



Tompkin Bank Stanley Village

Stanley, Stoke-On-Trent, ST9 9LX

Let me create the complete picture of serenity, a picturesque Derbyshire stone built link detached cottage located in the heart of the desirable village of Stanley. To the rear the property has stunning panoramic views over the beautiful rolling countryside hills. L'Hermitage was built in 1980 and oozes character and also benefits from its very own self contained flat. The accommodation on offer comprises a generous entrance hall with exposed stone wall, a large lounge, dining room, fitted kitchen, huge utility/workshop which has the potential to become a third reception room and cloakroom. To the first floor the property has a huge master bedroom with open views and two further bedrooms with a large family bathroom. Externally the property benefits from a cobble driveway and courtyard leading to a double integral garage, to the rear the garden is laid to lush lawns with stone built planter borders and a pretty summer house is situated at the rear of the garden admiring the outstanding view. This delightful property also benefits from its own self contained flat, having a separate entrance the flat is fully fitted out with a lounge, kitchen, double bedroom and bathroom. Located in the sought after semi rural village of Stanley, with its scenic countryside walks and views and the charming local country pub, The Travellers Rest, renowned for its amazing food and local ales. It is close to local amenities and Stanley Reservoir. If beauty is good for the soul, then I wish I could take everyone to L'Hermitage, to admire it, don't delay and book a viewing on this one of a kind property.

£575,000

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- DELIGHTFUL STONE BUILT LINK DETACHED
- STUNNING OPEN VIEWS TO THE REAR
- EXTREMELY DESIRABLE LOCATION
- LARGE LOUNGE & DINING ROOM
- FITTED KITCHEN
- LARGE UTILITY/WORKSHOP
- THREE BEDROOMS
- HUGE FAMILY BATHROOM
- FULLY SELF CONTAINED FLAT
- LARGE GARDEN PLOT & DOUBLE GARAGE

GROUND FLOOR

Entrance Hall

16'2" x 10'9" (4.94 x 3.30)

The property has a wooden entrance door to the side aspect coupled with two double glazed windows to the side aspect. Exposed stone walls and stairs leading to the first floor. Under stairs storage cupboard and tiled flooring. Radiator.

Cloakroom

5'11" x 4'2" (1.81 x 1.28)

A double glazed window overlooks the side aspect. Low level W.C and vanity hand wash basin. Fully tiled walls and tiled flooring. Radiator.

Lounge

19'9" x 15'3" (6.04 x 4.66)

Two double glazed windows overlooks the front and rear aspect with double glazed patio doors leading out to the rear garden. Fireplace housing gas fire. Double doors lead into the dining room. Television point and radiator.

Dining Room

15'3" x 11'9" (4.65 x 3.60)

Two double glazed windows overlook the rear aspect. Radiator.

Kitchen

14'9" x 11'9" (4.51 x 3.60)

Two double glazed windows overlook the front and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include NEFF double oven, electric hob and cooker hood above. Space for fridge and table and chairs. Radiator.

Rear Hall

8'1" x 6'2" (2.47 x 1.90)

A wooden access door leads out to the side courtyard coupled with a double glazed window. Tiled flooring.

Utility Room/Workshop

18'8" x 17'1" (5.69 x 5.22)

Three double glazed windows overlook the front and rear aspect. Fitted with wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and space for fridge/freezer. Plumbing for washing machine and space for tumble dryer. Loft access hatch and access door leading into double garage.

FIRST FLOOR

First Floor Landing

10'9" x 8'8" (3.29 x 2.66)

A double glazed window overlooks the side aspect. Large storage cupboard and eaves storage. Loft access hatch and radiator. Balcony overlooks the entrance hall.

Bedroom One

19'10" x 15'3" (6.05 x 4.66)

Two double glazed windows overlook the rear garden and one to the front aspect. Fitted a wide range of wardrobes and storage cupboards up and over the bed space. Television point. Radiator.

Bedroom Two

11'9" x 8'11" (3.60 x 2.72)

A double glazed window overlooks the rear aspect. Fitted with a wardrobes and matching drawers. Radiator.

Bedroom Three

11'8" x 5'10" (3.58 x 1.78)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

11'9" x 11'9" (3.59 x 3.59)

A double glazed window overlooks the front and side aspect. Fitted with a suite comprising walk in bath with shower over, low level W.C and vanity hand wash basin. Fitted with a range of storage cupboards. Ceiling spotlights and radiator.

EXTERIOR

To the front the property is cobbled with double gates leading to rear cobbled courtyard and access to the main house and double garage.

To the rear the garden is laid mainly to lawn with raised stone planter borders housing mature shrubbery and paved patio areas. To the rear end of the garden there is a summerhouse with stunning panoramic open views of the countryside.

Double Garage

24'0" x 17'7" (7.33 x 5.36)

A double integral garage with up and over doors. Power and lighting. Wall mounted central heating boiler.

SELF CONTAINED FLAT

Entrance Hall

A double glazed entrance door leads from the courtyard coupled with a double glazed window to the front aspect.

Lounge

16'10" x 16'7" (5.15 x 5.08)

Double glazed windows overlook the front, side and rear aspects. Electric fire and electric storage heater.

Kitchen

8'1" x 6'7" (2.48 x 2.01)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with

inset stainless steel sink unit and side drainer. Electric hob with cooker hood above. Space and plumbing for washing machine and fridge/freezer. Electric storage heater.

Bedroom

16'4" x 9'3" (5.00 x 2.84)

A double glazed window overlooks the front aspect. Fitted wardrobe and electric storage heater.

Hallway

Loft access hatch.

Bathroom

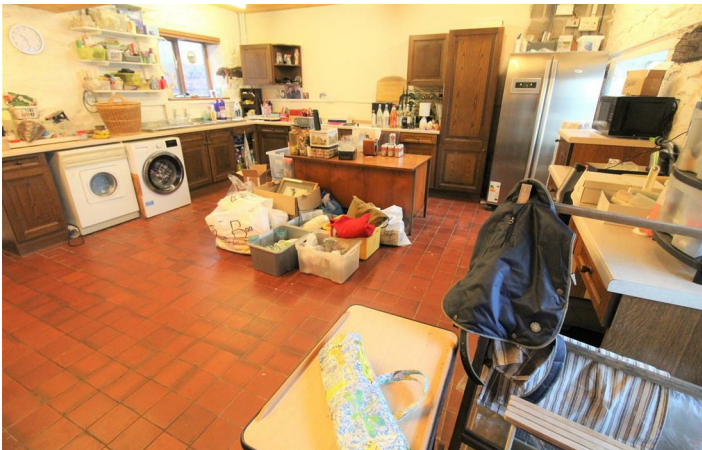
6'11" x 5'5" (2.12 x 1.67)

Fitted with a suite comprising bath with shower over, low level W.C and vanity wash hand basin. Electric storage heater, partly tiled and extractor fan.

Council Tax Band

Council Tax Band G.

Purchaser should seek confirmation prior to completion.



Floor Plan



Total area: approx. 3226.1 sq. feet

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