Tinsley Garner
independent property expertise



Hilldene, Long Lane, Fulford, ST11 9QS

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Asking Price £525,000

A picture-perfect cottage tucked away in a quiet leafy location on the edge of Fulford village, seemingly miles from anywhere and yet just moments from everything this lovely village has to offer. The house has been extended and extensively re-modelled by previous owners and in more recent times has undergone extensive updating to create a comfortable, characterful home with creature comforts catering for every requirement of twenty-first century living including solar panels and EVcharging point. Step beyond the threshold and you will find a large mature garden, enjoying privacy from neighbours and endless opportunity for outdoor living. Off road parking for 2/3 cars. Viewing essential.







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Entrance Hall
Fully enclosed with door through to the kitchen.

Dining Kitchen
A lovely traditional style kitchen which features an extensive range of wall and base cupboard with painted 'shaker' style doors and coordinating wood block effect work surfaces with inset sink. Integrated appliances comprise: gas hob with extractor hood over and Neff eye level electric double oven, fully integrated dish washer, fridge and freezer, space for a washing machine. Ceramic tile floor throughout and two rear facing windows.

Sitting Room
Characterful living space with rear facing window overlooking the garden and doors leading through to the garden room. Featuring a brick chimney breast with wooden mantle and gas log-effect stove. Oak flooring and turned staircase to the first floor landing.

Garden Room
A super extension to the living space which showcases the garden & views. Features a tall apex window to the gable end with French doors opening to the patio, windows to both sides and tall vaulted ceiling with exposed A-frame and skylight windows. Ceramic tile floor.

Home Office
A clever use of space creating a cosy home office off the sitting room with rear facing window overlooking the garden and oak floor.

Downstairs Bathroom
Stylish bathroom featuring a white traditional style suite comprising; bath with shower over, pedestal basin & WC. Patterned ceramic tile floor and part ceramic tile walls, chrome heated towel radiator.

Landing

Bedroom 1
Double bedroom with front facing window and built-in wardrobes / storage. Vaulted ceiling with exposed beams.

Bedroom 2
Double bedroom with rear facing window enjoying views over the garden and beyond. Vaulted ceiling with exposed beams and brick chimney breast.

Bedroom 3
Generous single bedroom with rear facing window, vaulted ceiling with exposed beams.

Shower Room
Small but perfectly formed! Features a white suite with walk-in shower with glass screen and thermostatic shower, vanity basin & WC. Patterned ceramic tile floor and part tiled walls. Chrome heated towel radiator.

Outside
The gardens to the house are a delight! The rear garden is mainly lawn with tall hedges and planted borders giving a good degree of privacy from neighbouring houses. Plenty of space for outdoor living and lovely aspect across nearby countryside. Off road parking for 2 / 3 cars to the front of the house. Evec Untethered EV charging point.

The house is in a lovely location hidden in plain sight on a small lane on the edge of the village. Fulford is a very pretty village with a great community spirit, conveniently located within easy reach of Stone, The Potteries and all major communication routes. There is an excellent local primary school, pre-school nursery, a village hall with a busy social scene, well attended church and a thriving local pub all within strolling distance of the front door.

General Information
Services Mains gas, water, electricity & drainage. Gas central heating. The property also has solar panels (owned) which supplement the domestic electricity supply and produce a tax fee income from the feed-in tariff.

Viewing by appointment

Council Tax Band D - Stafford Borough Council

For Sale by Private treaty, subject to contract.
Vacant possession on completion.

Directions
NB; Your sat nav may not find this property from the post code. From Hildestone Road come into Fulford village passing the Primary School and Village Hall on your left hand side. At the crossroads turn right and Hilldene is the first house on the right hand side.

What3words intervene.hungry.spires





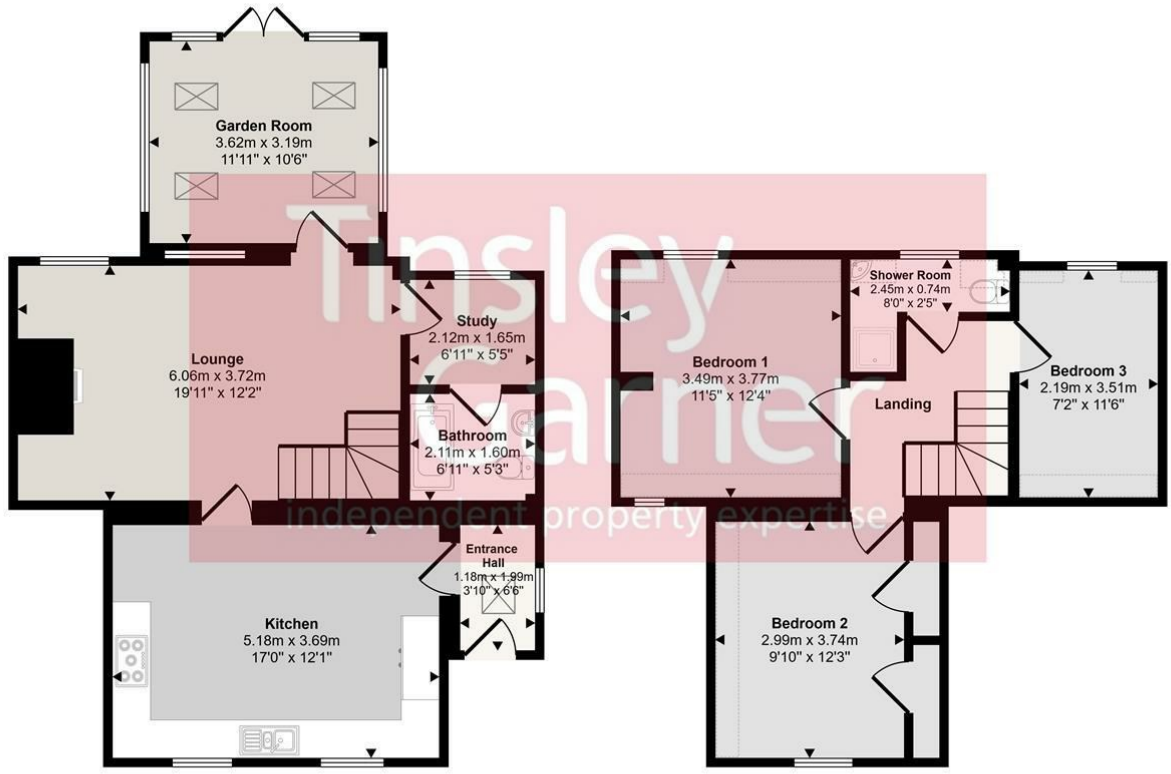








Approx Gross Internal Area
113 sq m / 1219 sq ft



Ground Floor
Approx 68 sq m / 727 sq ft

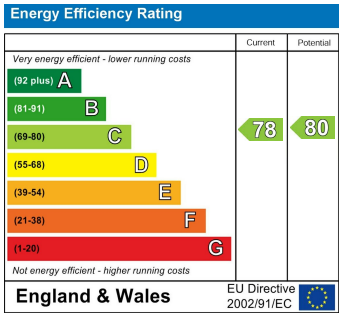
First Floor
Approx 46 sq m / 491 sq ft

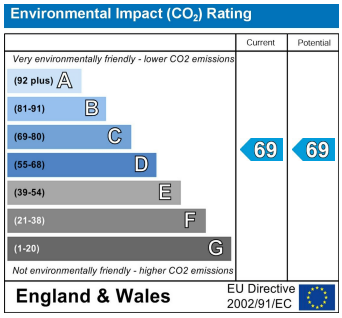
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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