

Tinsley  
Garner

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Whitehaven, 7 Green Lane, Whitgreave, Stafford, ST18 9SR



Offers Over £360,000

A golden opportunity to go free-range in the glorious countryside! Whitehaven offers potential with a capital 'P', presenting a rare opportunity to acquire a detached cottage set within the beautiful countryside of Staffordshire, offering an exceptional opportunity to create a truly special home. Nestled along a peaceful lane in the village of Whitgreave, the property enjoys a generous plot of approximately 0.25 acres, surrounded by open farmland and picturesque views. The garden is complemented by a small orchard with a selection of fruit trees. Inside, the home is well proportioned and full of potential, featuring a bright open-plan lounge and dining area, a kitchen, and the rare addition of two conservatories - perfect for enjoying the garden throughout the seasons. Perfectly positioned for both tranquillity and convenience, the property is just a short drive from Stafford & Stone, with excellent access to the M6 ( Junction 14 ) Offered with no upward chain, this is a rare chance to secure a countryside retreat with outstanding potential subject to planning permission.



01785 811 800

<https://www.tgprop.co.uk>



#### Enclosed Porch

Fully enclosed with upvc outer door and wooden inner door opening to the lounge.

#### Lounge / Dining Room

A good size open plan living space with two windows to the front of the house and French doors to the rear opening through to the conservatory. Beamed ceiling and inglenook fireplace with raised hearth, wooden mantle and wood burning stove. TV aerial connection. Two radiators. Turned open tread wooden staircase to the first floor accommodation.

#### Conservatory

Lean-to metal framed conservatory with sliding doors opening to the garden.

#### Kitchen

The kitchen features a range of wall and base cupboards with traditional style wooden cabinet doors and co-ordinating work surfaces with inset 1½ bowl sink unit and mixer tap. Fitted appliances comprise; ceramic electric hob with extractor over and built under electric oven, plumbing for washing machine and space for a fridge. Rayburn range cooker / stove which supplements the domestic hot water system. Windows to the front and side and half glazed upvc back door opening through to the rear porch / conservatory.

#### Rear Porch / Conservatory

Lean-to upvc frame conservatory / rear porch with door to the garden.

#### Landing

With two rear facing windows.

#### Bedroom 1

Double bedroom with built-in wardrobe, window to the front of the house. Radiator.

#### Bedroom 2

Window to the front of the house, built-in wardrobe. Radiator.

#### Bedroom 3

Single bedroom with window to the rear of the house.

#### Bathroom

With suite comprising; bath with electric shower over, pedestal basin & WC. Airing cupboard. Heated towel radiator.

#### Outside

The house occupies a garden plot extending to approximately 0.25 acres with east-west aspect directly adjoining farmland at the rear and with the lane at the front screened by a tall hedge. The gardens are mainly lawn with a variety of shrubs and trees. Driveway parking with space for several cars behind a 5 bar wooden gate.

#### General Information

Services; Mains electricity & water. Oil fired central heating with modern central heating boiler. Drainage to a septic tank The property has a private drainage system which and no warranty can be provided by the seller. Any investigations as to the nature and suitability of the drainage system are to be undertaken by the purchaser.

Tenure; Freehold

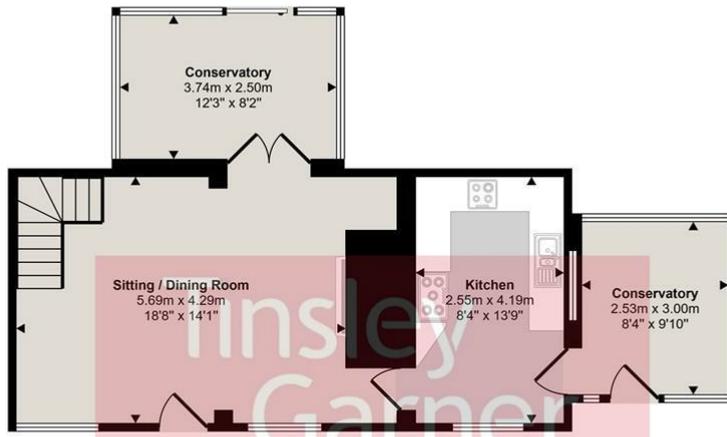
Council Tax Band D

Viewing by appointment

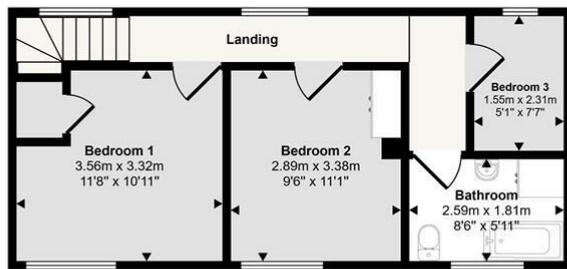
For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
100 sq m / 1073 sq ft



Ground Floor  
Approx 60 sq m / 641 sq ft



First Floor  
Approx 40 sq m / 432 sq ft

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 Shappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
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) A			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	