Tinsley Garner
independent property expertise



Rose Cottage, Hartwell Lane, Stone, ST15 8TL

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Offers Over £325,000

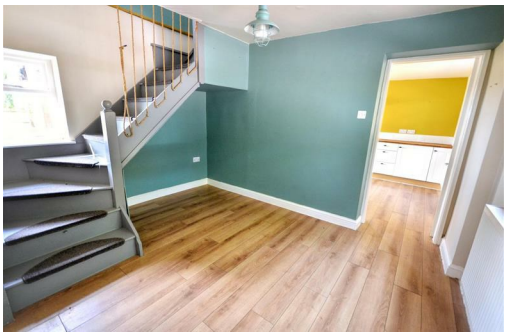






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Entrance Hall
Wooden front door and tiled floor.

Lounge
Cosy triple aspect sitting room enjoying lovely views across adjoining farmland. Wood effect floor. Radiator.

Dining Room
Windows to the front and rear of the house, wood effect floor. Turned staircase to the first floor landing. Radiator.

Breakfast Kitchen
A spacious open plan kitchen with space for dining. Featuring an extensive range of base cupboards with traditional style cabinet doors and coordinating wood effect work surfaces with inset sink. Electric double oven range cooker with ceramic hob and stainless steel extractor fan over. Windows to the front, side and rear with views over farmland. Wood effect floor. Radiator. Door to the back garden.

Landing
Window to the front of the house.

Bedroom 1
Windows to the front and side of the house with far reaching views over farmland. Radiator.

Bedroom 2
Double bedroom with rear facing window overlooking farmland. Radiator.

Bathroom
White suite comprising P-shape bath with shower over, pedestal basin & WC. Rear facing window. Radiator.

Outside
The house is approached over a long farm drive approximately 150m off Hartwell Lane. There is parking for several cars to the front of the house and gardens to all sides. The boundary fences have recently been adjusted to create a larger garden and to create space to accommodate the new sewerage treatment plant. The gardens are mainly lawn with newly installed post & rail fence boundaries. The purchaser will be responsible for planting a hedge within the boundary as specified within the contract of sale in either beech, holly or hawthorn.

There is plenty of scope to extend the property (subject to planning). Please note; there are drains running through the site to the right hand side of the house as viewed from the lane, so it may not be possible to extend on this side of the property.

General Information
Services; Mains water & electricity. Oil fired central heating. Drainage to a private bio-disc type sewage treatment plant (newly installed August 2026)

What3Words Location (driveway entrance on Hartwell Lane)
tribes.token.chef

Tenure; Freehold

Council Tax Band C - Stafford Borough Council

Access to the property is along a private farm track owned by the seller of the property and shared with a neighbouring cottage. Rose Cottage will enjoy a right of way over the drive and new owners will be responsible for a proportion of maintenance costs.

Viewing by appointment

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













Approx Gross Internal Area
97 sq m / 1045 sq ft



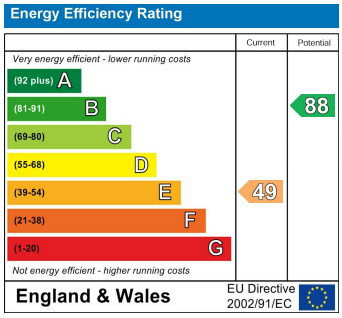
Ground Floor
Approx 52 sq m / 564 sq ft

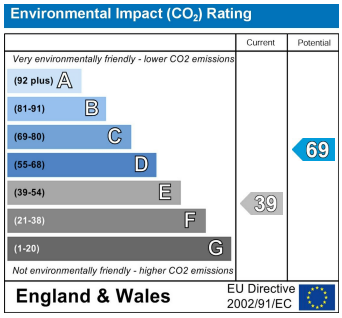
First Floor
Approx 45 sq m / 481 sq ft

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 Snappy 360.









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