



Rose Cottage, St. Annes Vale, Brown Edge, Staffordshire Moorlands, ST6 8TA.
Offers in the Region Of £285,000

Whittaker ^{Est. 1930}
& Biggs

St. Annes Vale, Brown Edge, ST6 8TA.

This three bedroom cottage is nestled within the picturesque location known as St Annes Vale and has stunning scenic views to the frontage. You're welcomed into the property via the kitchen which is well equipped with a Bosch ceramic hob, Bosch double oven and ceramic sink. Contemporary units and a wood effect work top complete this room. Beyond the kitchen is a useful storage area followed by the spacious bathroom which features a white suite with electric shower. Adjacent to the kitchen is the dining room which has a log burner, beamed ceiling, open staircase to the first floor, and double doors to the sitting room. The sitting room has an art deco style fire with a tiled hearth and wooden mantle to complete the cosy feel of the property. A self-contained storage room / study is situated next to the living room and benefits from its own access.

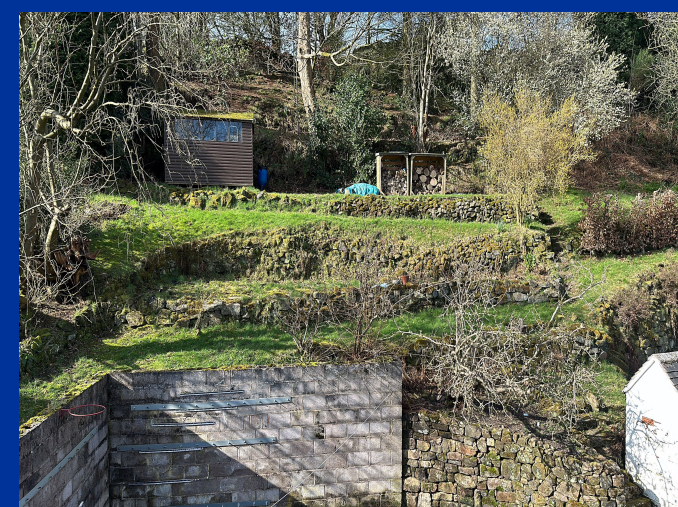
To the first floor an airing cupboard is located within the landing, along with three well proportioned bedrooms. Bedroom three is accessed through bedroom two both of which are dual aspect. All bedrooms can accommodate double beds.

Externally to the frontage is a private driveway with an area laid to lawn. The extensive rear garden is tiered and provides glorious country views.

A viewing of this cottage is highly recommended to appreciate this property's peaceful location, elevated views and large garden.

Situation

Brown Edge is a sought after village situated within easy commuting distance of Leek, Endon, The Potteries and the Motorway Network. The village boasts many shops and amenities and is within the catchment for the sought after Endon Schools. St. Annes vale is set in an elevated position offering views over the surrounding countryside.



Ground Floor

Kitchen/Breakfast Room 13' 1" x 7' 9" (4.00m x 2.37m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, range of units to the base and eye level, wood effect worktop, space and plumbing for a washing machine, space for a tumble dryer, ceramic double sink with chrome mixer tap, Bosch ceramic hob, Bosch double oven, extractor hood, radiator, glass hatch into the dining room.

Storage

UPVC double glazed window to the rear, wall mounted Alpha boiler, shelving.

Bathroom 7' 9" x 5' 11" (2.37m x 1.81m)

UPVC double glazed window to the rear, panel bath, electric Mira shower over, chrome taps, pedestal wash hand basin, chrome taps, low level WC, fully tiled, radiator.

Dining Room 14' 10" x 13' 6" (4.51m x 4.11m)

2 x UPVC double glazed window to the side aspect, log burner, slate hearth, brick chimney breast, wood glazed double doors to the living room, open stairs to the first floor.

Sitting Room 11' 9" x 11' 2" (3.58m x 3.41m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, art deco style fire, wood mantle, tiled hearth, radiator.

Storage / office 13' 3" x 12' 4" (4.05m x 3.77m)

Wood glazed door to the frontage, UPVC double glazed window to the frontage, wood door to the rear, radiator.

First Floor

Landing

Storage cupboard, loft access.

Bedroom One 12' 4" x 12' 0" (3.76m x 3.65m)

UPVC double glazed window to the side aspect, radiator, chimney breast.

Bedroom Two 12' 9" x 12' 3" (3.88m x 3.74m)

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator, access to bedroom three.

Bedroom Three 13' 11" x 13' 2" (4.25m x 4.02m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, loft access.

Externally

To the rear, tiered garden laid to lawn, well stocked borders, mature trees and shrubs. To the side, driveway, area laid to lawn, out building, walled boundary.



Note:
Council Tax Band: D

EPC Rating: TBC

Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek office proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead following the A52 Newcastle Road. After passing through the village of Longsdon and upon reaching the village of Endon after passing The Plough Inn Public House take the third turning right into Clay Lake signposted the B5051. Follow this road into the village of Brown Edge and just prior to reaching Keiths Supermarket take the turning right into Sandy Lane. Follow this road for a short distance and as the road forks take the left hand fork continuing still along Sandy Lane. Follow this road around which then becomes St Annes Vale and continue up the bank where Rose Cottage is situated on the left hand side identifiable by a Whittaker & Biggs For Sale Board.

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