



Penfold Road, Butterton, ST13 7SY.
Offers in the Region Of £465,000

Whittaker
& Biggs Est. 1930

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This four bedroom detached stone house is located in the tranquil village of Butterton, which sits within the picturesque Peak Park. East View was renovated to a high standard in 1992 and is nestled on an impressive corner plot. The PLOT measures 0.79 of an acre or thereabouts and includes a PADDOCK, ideal for housing a pony. Substantial gardens are also present to both the front and side of the property, and the terrace gives lovely views over the countryside.

The array of versatile accommodation on offer here is truly impressive. The ground floor is spacious with two large reception rooms, both incorporating multi fuel stoves. The charming dining room is the oldest part of the property and dates back to approximately 1850. The dining kitchen is also a substantial room measuring 13 FT 9 inches in length and has quality fitted oak units, and a Stanley range cooker, which is used to heat and provide hot water for the property. (An electric double oven, induction hob and immersion heater are also present). The kitchen also incorporates a modern integral dishwasher and fridge.

To the first floor is a spacious landing area, four bedrooms, with the master being a light and airy room, having windows either side. Bedroom four has a useful ensuite shower room, ideal for when guests stay over. The family bathroom comprises of a panel bath with power shower, pedestal wash hand basin and low level WC. Modern Upvc double glazed doors and windows have been fitted throughout the property.

Externally the property really impresses. The stone work is a delight and must be seen! A DUAL driveway provides generous off road parking, which is block paved. A detached stone garage is accessed via ONE of the driveways. A stone OUTBUILDING is currently used as storage, but has the potential to be converted into an office or hobby room, (subject to planning and building regulation approval). A further stone constructed building is currently used as the utility room and has a velux style window, power, plumbing for a washing machine, sink and a useful WC, ideal throughout those summer months.

This home is situated in a delightful location and is presented to an exceptional standard throughout. A viewing comes highly recommended!

Situation

Butterton is a sought after village in the Staffordshire Peak District commanding far reaching views over the Manifold Valley and Ecton Hill. The village sits just 5 miles to the east of Leek and roughly 8 miles from Alton Towers theme park. Butterton is mainly built of local sandstone, and boasts a beautiful church and local village amenities.

Breakfast Kitchen 12' 6" x 13' 9" (3.81m x 4.20m)

Excellent range of solid oak units comprising base cupboards and drawers having integrated fridge and dishwasher, built in electric double oven, induction hob, work surfaces incorporating sink unit, tiled splashbacks, range of matching wall cupboards, Stanley Range cooker providing heating, cooking and hot water facilities, ceiling beams, UPVC double glazed external door to the side aspect, two UPVC windows to the side aspects, tiled floor, power points.

Dining Room 13' 11" x 16' 6" (4.25m x 5.02m)

Stone feature fireplace incorporating Clear View wood burning stove, two single radiators, UPVC double glazed windows to the front side and rear aspects, external door to porch, four wall light points, understairs store, stone floor, staircase off, power points.

Rear Porch

UPVC double glazed external door to the side aspect, UPVC double glazed window to the side aspect, ceiling light point, tiled floor.

Lounge 14' 10" x 21' 9" (4.52m x 6.62m)

Feature stone fireplace incorporating Stovax multi fuelled stove, UPVC double glazed external door to the front aspect, UPVC double glazed windows to the front and side aspects, double radiator, four wall light points, ceiling beams, power points.

First Floor**Landing**

Feature ceiling leaded light frosted panel providing natural lighting, ceiling light point, ceiling beams, power points.

Master Bedroom 12' 9" x 13' 11" (3.88m x 4.23m)

Two UPVC double glazed windows to the side aspect, double radiator, ceiling light point, ceiling beams, power points. Built in wardrobes incorporating hanging space and shelving. Built in airing cupboard housing foamed lagged hot water cylinder and shelving.

Bathroom 8' 6" x 10' 5" (2.58m x 3.18m)

(Maximum Measurement) Suite comprising panel bath incorporating chrome shower fitment, pedestal wash hand basin, low level WC, UPVC double glazed frosted window to the side aspect, single radiator, part tiled walls, wall light incorporating shaver point, ceiling light point, ceiling beams.

Bedroom Three 8' 4" x 14' 6" (2.54m x 4.41m)

UPVC double glazed windows to the front and side aspects, double radiator, ceiling light point, ceiling beams, power points. Main loft access being part boarded.

Inner Landing

UPVC double glazed windows to the front aspect, single radiator, ceiling beams, ceiling light point, power points.

Bedroom Two 10' 5" x 11' 10" (3.18m x 3.60m)

UPVC double glazed window to the rear aspect, Velux window to the rear aspect, ceiling light point, ceiling beams, single radiator, loft access, power points.

Bedroom Four 8' 8" x 9' 0" (2.65m x 2.74m)

UPVC double glazed window to the side aspect, single radiator, ceiling light point, ceiling beams, loft access, feature leaded light frosted glazed window to the En-suite shower room, power points.

En-Suite Shower Room 4' 3" x 8' 11" (1.29m x 2.73m)

Fully tiled shower cubical incorporating shower fitment, low level WC, corner wash hand basin with tiled splashback, Bidet, ceiling light point, ceiling beams, single radiator, Velux window to the side aspect.

Outside

Gated access leads to driveway providing off road parking. Lawned gardens to the front and side elevations incorporating well stocked mature borders. Pergola to the side aspect incorporating Patio area with raised borders and steps leading down to the lawns.

Detached Stone Garage 12' 0" x 19' 6" (3.67m x 5.95m)

Having double doors to the front aspect, concrete floor, electric light and power connected, loft storage over. Blocked paved driveway providing further off road parking leading to the detached stone garage.

Stone Detached Outbuilding 5' 2" x 12' 2" (1.57m x 3.71m)

This building is currently used for storage purposes.

Garden

Lawned garden incorporating borders. Timber and felt garden shed and greenhouse. Additional garden incorporating Vegetable Plot. This garden area is the Village Pinfold and is rented at a cost of £20.00 per annum from the Parish Council.

Stone Wash Room 6' 6" x 9' 3" (1.99m x 2.81m)

Incorporating plumbing for automatic washing machine, sink unit, concrete floor, Velux window, power point. Measurements incorporates separate WC housing low level WC.

Land

The Land extends to one acre or thereabouts and is all laid down to grass with a stock fence. Access to this land is via the public house car park. This land would prove ideal for a pony or livestock grazing.

Note:

Council Tax Band: E

EPC Rating: F

Tenure: believed to be Freehold





Directions

From our Leek Derby Street office take the main A523 Ashbourne Road out of the town. Follow this road passing through the village of Bradnop and upon reaching Bottom House crossroads turn left opposite to the Green Man public house onto the B5053 signposted Onecote. Follow this road passing through the village of Onecote and proceed up the bank taking the second turning right signposted Butterton. Follow this road into the village of Butterton and as the road bears to the left, East View is situated on the right hand side identifiable by the Whittaker and Biggs for sale board.

Important

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