



Poppy Cottage, Tompkin Lane, Stanley, Staffordshire Moorlands, ST9 9LX.
Asking Price Of £450,000

Whittaker Est. 1930
& Biggs

Tompkin Lane, Stanley, Staffordshire Moorlands, ST9 9LX.

This exceptional three-bedroom semi-detached stone cottage is nestled in the highly regarded village location of Stanley. The property boasts character and charm in abundance and all those modern requirements, such as a utility, ground floor WC, 19ft dining kitchen, two reception rooms, integral garage and a bathroom which incorporates both a free-standing bath and separate shower. The property has a stunning frontage, having a private gated driveway, stone walled boundary, lawn and patio with further vehicular access to the side, access to the garage through an electric up and over door and then through to the low maintenance private rear garden.

You're welcomed into the property via the porch, then through to the hallway. The dining room has ample room for a dining table and chairs, stone fireplace with gas fire. The living room has a bay fronted window, stone fireplace with AGA wood burning stove. The dining kitchen has a good range of fitted units to both the base and eye level, integral dishwasher, fridge, freezer, Britannia range style cooker with gas burners, electric grill/oven, extractor, composite sink and space for a dining table and chairs. The utility has a good range of fitted units to the base and eye level, Belfast sink, space and plumbing for a washing machine, dryer, composite stable door to the rear, access to the WC and integral garage. The garage has a useful loft store with pull down ladder, velux style windows, power, light and pedestrian door to the rear.

To the first floor the landing provides access to three well proportioned bedrooms, storage room/study area and family bathroom. The bathroom is well equipped with a free-standing bath on claw feet, walk in shower enclosure, pedestal wash hand basin and low-level WC.

The property has plantation shutters on the majority of windows, has external power to both the front and rear garden and courtesy lighting.

A viewing is highly recommended to appreciate this homes desirable location, plot, exceptional layout and much more.

Situation

Stanley is a tranquil semi rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton and Macclesfield, The Potteries and the Motorway Network. Stoke-on-Trent Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester. The village provides access to various country walks along the Caudon Canal and with Stanley Pool conveniently on your doorstep. The popular Travellers Rest is within walking distance and offers good choice of real ales and food.



Porch

Composite double glazed door to the front elevation, underfloor heating, wood double glazed window to the side elevation with plantation shutters and stone surround.

Hallway

Wood glazed leaded door to the front elevation, staircase to the first floor, inset downlights.

Dining Room 14' 1" x 8' 3" (4.28m x 2.52m)

Wood double glazed window to the front and rear elevation with plantation shutters, radiator, wall lights, wood beams, gas fire.

Living Room 14' 1" x 13' 7" (4.29m x 4.13m) max measurements

Wood beams, AGA wood burning stove fireplace set on stone surround, mantle and hearth, wood double glazed bay window to the front elevation with plantation shutters, wall lights, window seat.

Dining Kitchen 19' 6" x 9' 1" (5.94m x 2.76m)

Stone flooring, range of fitted units to the base and eye level, Quartz work surface, Range style Britannia five ring gas hob, fan assisted oven/grill, extractor above, wood beams, inset downlights, two wood double glazed windows to the side elevation with plantation shutters, wood double glazed window to the front elevation with plantation shutters, composite one and half bowl sink unit with mixer tap over, exposed stone, loft access, integral dishwasher, integral fridge and freezer, space for dining table and chairs.

Utility Room 12' 1" x 9' 0" (3.68m x 2.74m)

Accessed via stable door, underfloor heating, composite stable door to the rear elevation, wood double glazed window to the rear and side elevation with plantation shutters, Belfast sink with mixer tap, range of units to the base and eye level, wood effect work surfaces,

plumbing for washing machine, radiator, inset downlights, access to the Integral Garage, space for dryer.

WC

Lower level WC, Heritage pedestal wash hand basin, extractor, inset downlights, chrome heated ladder radiator.

Integral Garage 16' 8" x 10' 5" (5.09m x 3.17m)

Up and over electric door, concrete flooring, power and light connected, wood door to the rear elevation, wood glazed window to the rear elevation, loft access with pull down ladder, two Velux style windows to the side elevation, ideal for storage.

First Floor

Landing

Inset downlights.

Bedroom One 11' 6" x 10' 8" (3.51m x 3.25m)

Wood double glazed window to the front elevation with plantation shutter, radiator, built in storage.

Bedroom Two 14' 11" x 8' 3" (4.54m x 2.52m)

Loft access, wood double glazed window, radiator.

Bedroom Three 12' 0" x 8' 11" (3.67m x 2.73m)

Two wood double glazed windows to the rear elevation with plantation shutters, radiator.

Storage/Study Area 6' 3" x 6' 1" (1.90m x 1.85m)



Bathroom 9' 3" x 8' 10" (2.83m x 2.68m)

Roll top bath set on claw feet with chrome mixer tap, pedestal wash hand basin, lower level WC, corner shower cubicle with integral fitment, radiator with towel rail, wood double glazed window to the front elevation with plantation shutters, loft access.

Externally

To the front is gated access, blocked paved driveway to the front and side elevation, access to the Garage, stone walled boundary, Indian stone path and patio, outside water tap, power socket, well stocked borders, circular lawn, dry stone wall, lights.

To the rear is Indian stone patio area, raised borders with sleepers, walled boundary, fenced boundary, outside water tap, wall lights, plug socket.

Note:

Council Tax Band: D

EPC Rating: TBC

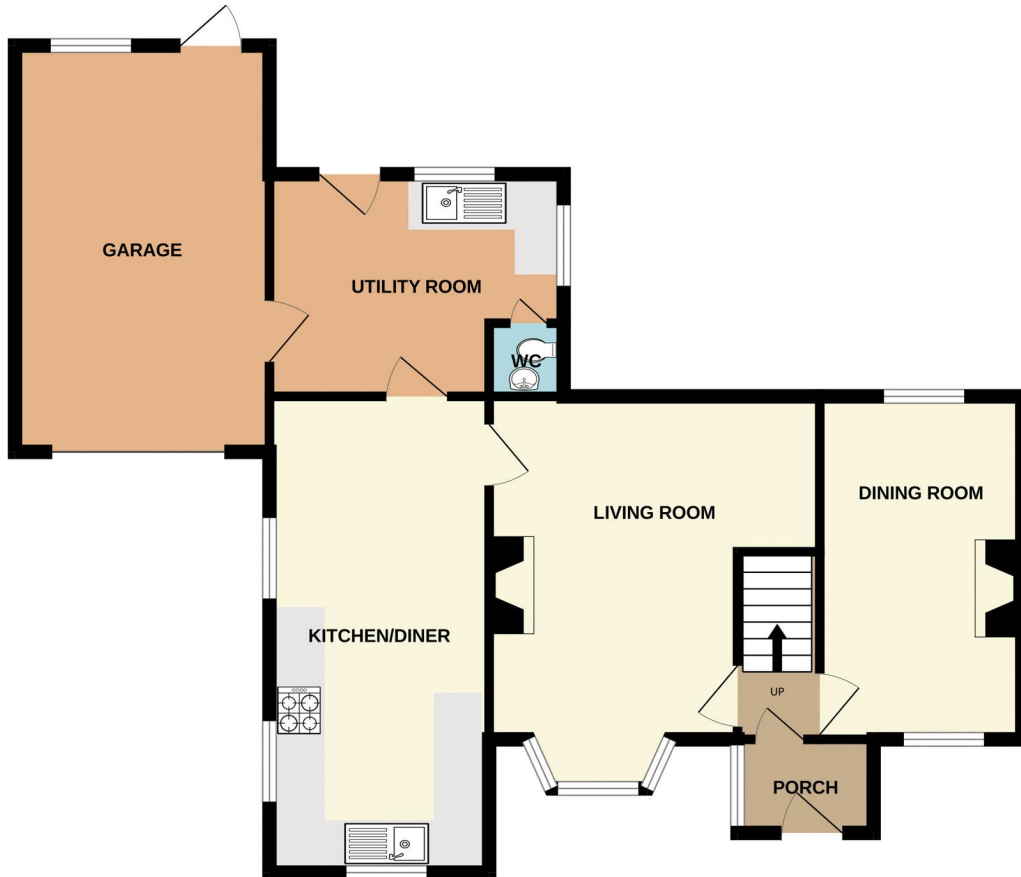
Tenure: believed to be Freehold



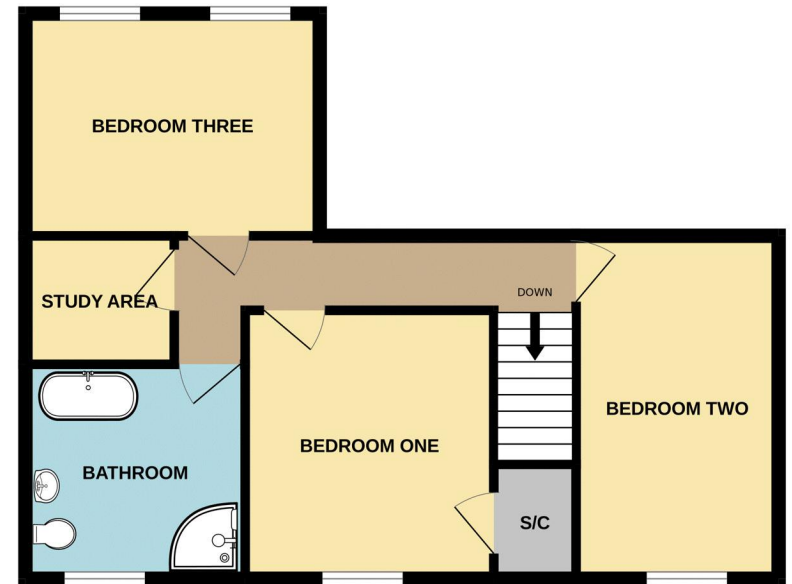




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing the Plough Inn public house on the right hand side, take the next left into Station Road. Follow this road which then becomes Post Lane. Continue up the hill and into the village of Stanley and property is just before the Travellers Rest public house on the left hand side.

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