



# PRIORITY

PROPERTY SERVICES



**2 Double Bedrooms. A Fabulous Stone Built Detached Cottage Of Immense Charm & Character Standing In Beautiful Landscaped Gardens & Boasting Beautiful Rural Views. Off Road Parking For 2 Vehicles Side By Side.**



**Robin Hill Biddulph Moor ST8 7NN**

**£295,000**

**ENTRANCE PORCH**

uPVC double glazed door to the side elevation. Real wood flooring. Panel radiator with thermostatic control. Ceiling light point. Archway leading through into the dining kitchen. Quality built in storage cupboard with double opening doors.

**GROUND FLOOR CLOAKROOM**

Low level w.c. Wash hand basin with hot and cold tap. Ceiling light point. Real wood flooring.

**L SHAPED THROUGH KITCHEN DINER 16' 4" x 11' 4", narrowing to 7'4" (4.97m x 3.45m)**

Original (Chattan Special) fire and stove with surround and tiled hearth. Quality selection of bespoke fitted eye and base level units, base units having real wood work surfaces, attractive tiled splash backs and various power points over the work surfaces. Space for electric cooker. Circulator fan/light above. Good selection of drawer and cupboard space. Large (Belfast) sink with drainer, hot and cold taps above. Real wood flooring. Easy access to the front entrance hall. Large recess for American Style fridge or freezer (if required). Panel radiator. uPVC double glazed windows to both the front and rear, both allowing excellent views.

**REAR HALLWAY/MAIN ENTRANCE TO PROPERTY**

Stairs allowing access to the first floor landing. Attractive tiled floor. Double opening single glazed storm doors allowing access to the rear entrance porch.

**REAR ENTRANCE PORCH**

Attractive tiled floor (reclaimed terracotta geometric tiles). Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the side. Hardwood (stable style) door with bespoke leaded stained glass window allowing access to the rear garden and patio.

**THROUGH LOUNGE DINER 21' 2" x 11' 10", narrowing to 11'4" approximately (6.45m x 3.60m)**

Quality real wood flooring. Large tiled hearth with multi-fuel burner fitted. Two panel radiators. Television and telephone point. Various low level double power points. Bespoke fitted wall cabinet with glazed front and shelving, plus double opening doors. Television plinth. uPVC double glazed windows to front, side and rear elevations, both the front and rear allowing excellent semi-rural views.

**LONG LANDING**

Stairs to the ground floor. Ceiling light point. Wall light point. Timber door to storage loft at the side. uPVC double glazed window to the side. Real wood doors allowing access to principal rooms.

**MASTER BEDROOM 13' 8" x 11' 8" approximately (4.16m x 3.55m)**

Panel radiator. Low level power points. Built in wardrobe with side hanging rail. Ceiling light point. uPVC double glazed window to the rear allowing fantastic views over the beautiful landscaped gardens, open countryside beyond towards Wicken Stone Rocks.

**BEDROOM TWO 11' 6" x 10' 10" (3.50m x 3.30m)**

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front allowing fantastic views over open countryside and towards Wicken Stone Rocks.

**BATHROOM 12' 2" x 7' 2" both measurements are maximum (3.71m x 2.18m)**

Low level w.c. Pedestal wash hand basin with hot and cold taps. Tiled splash back. Panel bath with hot and cold taps and tiled splash back. Tiled shower cubicle with glazed door and wall mounted (Creda) electric shower. Panel radiator. Real wood flooring. Double opening storage cupboard housing the cylinder. uPVC double glazed window to the front elevation.

**EXTERNALLY**

The property is approached off a country lane providing easy access to a tarmac driveway where there is off road parking for 1 to 2 cars side-by-side.

**OUTBUILDING**

Stone built pitched roof outbuilding with oil central heating boiler to one side. Attractive stone boundary wall allowing gated access into the stunning rear garden.

**REAR GARDEN**

Large stone flagged patio that surrounds the rear allowing breathtaking views over open countryside. Good size lawned gardens with fantastic well stocked flower and shrub borders. Boundaries are formed by a mixture of timber fencing and stone walling. Privet hedging towards the head of the garden allows the great views over open countryside. Meandering cobbled pathway leads to the head of the garden with a small flagged patio area/lovely seating area to enjoy the field views. Flagged pathway leads to a brick built pitched roof outhouse with power and light with door to the front and window to the side. Large chicken pen with hard standing.

**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed South along the by-pass, towards Knypersley Traffic Lights. Turn left onto Park Lane and continue up over the mini roundabout towards Biddulph Moor where the property can be clearly identified by our Priory Property Services board on the right hand side down a small lane on Robin Hill.

**VIEWING**

Is strictly by appointment via the selling agent.



# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





### Energy Performance Certificate HM Government

**12, Robin Hill, Biddulph Moor, STOKE-ON-TRENT, ST8 7NN**

Dwelling type: Detached house      Reference number: 0635-2841-7979-9005-7031  
 Date of assessment: 09 March 2015      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 11 March 2015      Total floor area: 85 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,212</b>
<b>Over 3 years you could save</b>	<b>£ 2,037</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 162 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;">                     You could save <b>£ 2,037</b> over 3 years                 </div>
Heating	£ 3,327 over 3 years	£ 1,719 over 3 years	
Hot Water	£ 603 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 4,212</b>	<b>£ 2,175</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

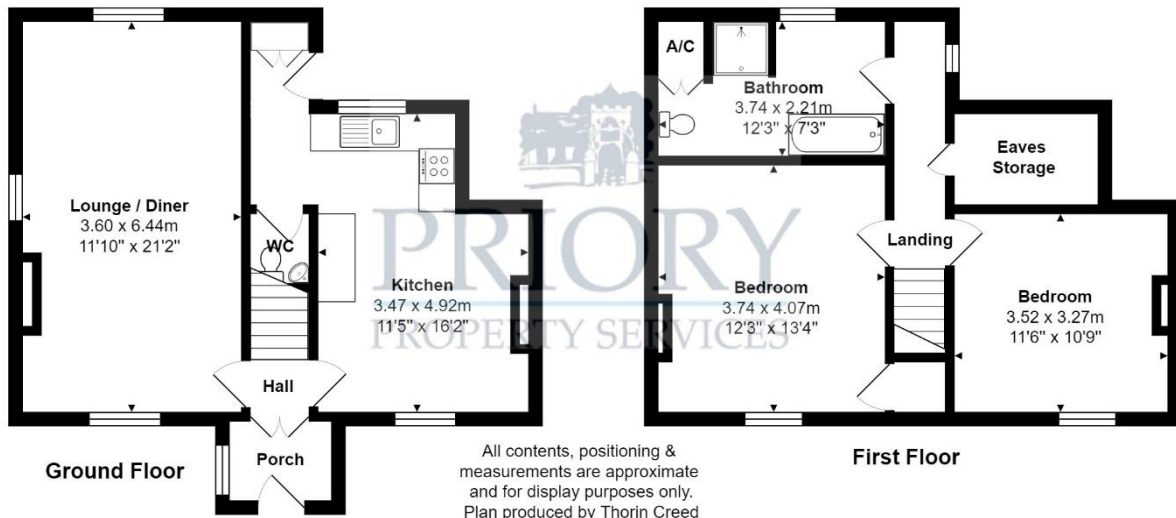
Very energy efficient - lower running costs	Current	Potential	
(92-101) <b>A</b>		103	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	44		
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,212
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 186
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 30

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



All contents, positioning & measurements are approximate and for display purposes only. Plan produced by Thorin Creed  
 Total Area: 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup>

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.