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3 Wilmore Hill Lane, Hopton, ST18 0AW

Offers Around  
£165,000



## Property Description

A two bedroom cottage tucked away within the picturesque village style location that is Hopton. Exposed beams catch your eye as soon as you enter and continue throughout the property. Together with wonderful views and a short drive from Stafford and Stone.

Step Inside...Leading from the entrance hallway you will find a cosy sitting room hosting a log burning stove to keep the room toasty through the remaining cooler nights, plenty of space for seating and plenty of natural light. Adjacent is the kitchen offering a range of wall and eye level units, perfect spot for the chef of the house with views overlooking the hamlet. To complete the ground floor the modern bathroom with bath, w.c and hand wash basin. Climb the stairs into the master bedroom with fitted wardrobes and exposed beams. The second bedroom again with stunning beams and the added luxury of its own w.c and hand wash basin.

A property that needs to be viewed to appreciate its location and character.....

## Accommodation

Entrance Hallway

Lounge/Diner

Bathroom

Master Bedroom

Bedroom Two

Master En-Suite

5.1 x 3.3 (16'8" x 10'9")

2.3 x 2.3 (7'6" x 7'6")

3.5 x 2.3 (11'5" x 7'6")

3.2 x 2.7 (10'5" x 8'10")

**Tenure: Freehold**



# Floor Plan: 3 Wilmore Hill Lane, Hopton, ST18 0AW



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

## DB Roberts Stafford Branch

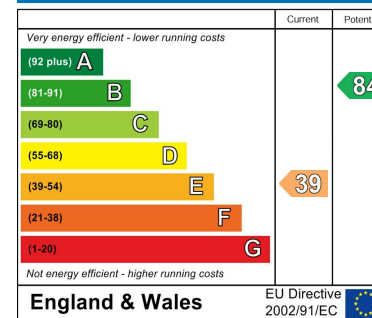
18 Salter Street, Stafford, ST16 2JU

To book a viewing  
Call us on **01785 255800**

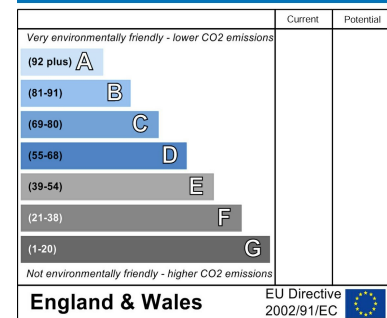


We are available  
**8am - 8pm Mon - Fri**  
9am - 4pm Sat & 10am - 4pm Sun

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. \*Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

