



Stone Walls , Foxt, Staffordshire ST10 2HN
Offers around £520,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Set within the most spectacular rural location having views to die for, this incredible stone built bungalow has been extended over the years to accommodate more internal space, beautifully restored to exacting standards and immaculately kept!

Internally the accommodation consists of an entrance porch, hallway, spacious lounge with feature multi fuel burner, kitchen/ diner running the width of the house offering a UPVC conservatory to the side. A rear entrance hall gives access to a handy utility and guest cloakroom. The master and second bedroom both have built in fitted wardrobes and the third bedroom happens to be used as an office to suit the vendors needs but could easily be used as a single bedroom. A further inner passage leads to the family bathroom where there is a contemporary fitted four piece suite.

All of this is sat on a large plot with a tarmac driveway sweeping in from the road and around to the rear providing ample parking and turning space as well as access to a Garage, Workshop & Greenhouse. The boundary is defined by stone built walls allowing you to make the most of the views beyond whilst the garden is filled with specimen shrubs, trees and plants with large patio area and lawn.

It's just stunning!



The accommodation Comprises

Entrance Porch

2'10" x 5'8" (0.86m x 1.73m)

Having a tiled floor with a Woodgrain UPVC entrance door.

Entrance Hall

10'11" x 6'7" (3.33m x 2.01m)

The hallway is dressed with a Kardean wooden block flooring and has a radiator with feature cover.

Spacious Lounge

16'11" x 14'11" (5.16m x 4.55m)

The lounge is neutrally appointed with feature fireplace housing a multi fuel burner and tiled hearth. The radiator has a feature cover and is a double in size. There is a large UPVC window overlooking the pleasant countryside.

Bespoke Open Plan Kitchen/ Diner

9'3" x 21'5" (2.82m x 6.53m)

The kitchen has been designed and hand-built by Innovations having a fantastic bespoke range of oak traditional units offering a Franke inset stainless steel sink unit, tiled splash-backs and granite work tops. Built in appliances include a Gas/Electric Classic Aga, integrated Aga fridge/freezer and dishwasher. The room offers a breakfast bar, tiled floor and modern inset spotlighting. There are two UPVC windows which allow an abundance of natural light to spill into the room and panoramic views of the properties setting.

Brick/UPVC Conservatory

11'7" x 15'1" (3.53m x 4.60m)

Having a solar glass roof, tiled floor and UPVC doors opening out onto the garden. The room can be flexible for its uses and houses a multi fuel burner.

Rear Entrance Hall

5'7" x 4'2" (1.70m x 1.27m)

The hallway is tiled with a single radiator and UPVC rear entrance door.

Utility Room

3'10" x 5'5" (1.17m x 1.65m)

A handy utility fitted with built in storage cupboards and

work surface over and a further built in cupboard off. The walls are partly tiled, the ceiling has inset spot lighting and there is a tiled floor. This room houses the Worcester wall mounted gas central heating boiler and access to the roof void.

Guest Cloakroom

5'0" x 2'11" (1.52m x 0.89m)

Fitted with a corner wash hand basin with mixer tap and vanity unit under, a low flush WC and tiled floor. In addition there is a privacy UPVC window and radiator to finish.

Master Bedroom

10'2" x 12'8" (3.10m x 3.86m)

Benefiting from built in wardrobes, oak traditional flooring and a single radiator. There are two UPVC windows.

Bedroom Two

10'8" x 9'4" (3.25m x 2.84m)

Another double bedroom with full length fitted wardrobes having mirrored doors, a UPVC window, laminate flooring and radiator.

Bedroom Three/ Office

9'9" x 10'2" (2.97m x 3.10m)

Currently the vendors utilize this space as a home office having inset spot lighting, radiator and UPVC window.

Inner Passage

3'3" x 14'2" (0.99m x 4.32m)

With spotlighting and a single radiator.

Bathroom

9'3" x 6'3" (2.82m x 1.91m)

The suite consists of a corner shower cubicle with electric shower, a panel in bath with mixer tap, wash hand basin sitting over a vanity unit and a low flush WC. The room benefits from a chrome towel rail, spot lighting and UPVC window.

Outside

Sat within a rural spot in the very much sought after village of Foxt which remains mainly residential having stunning Staffordshire Countryside surrounding it. The Bungalow has been constructed with Hollington Stone and stands upon

extensive wrap around gardens filled with specimen shrubs, trees and plants with large patio area and lawn. The property is approached via a tarmac driveway offering ample on-site parking space leading up to a Detached Garage (See Below), Carport, Workshop and Greenhouse. There is a CCTV system in place too for extra security & protection.

Services

The Property has the benefit of Mains Water, Drainage, Electric & Gas. There is UPVC double glazing and Solar Panels (Owned).

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

Garage

19'9" x 18'9" (6.02m x 5.72m)

Having an electric remote controlled up and over door, light & power. There is a UPVC window and side courtesy door.

Carport

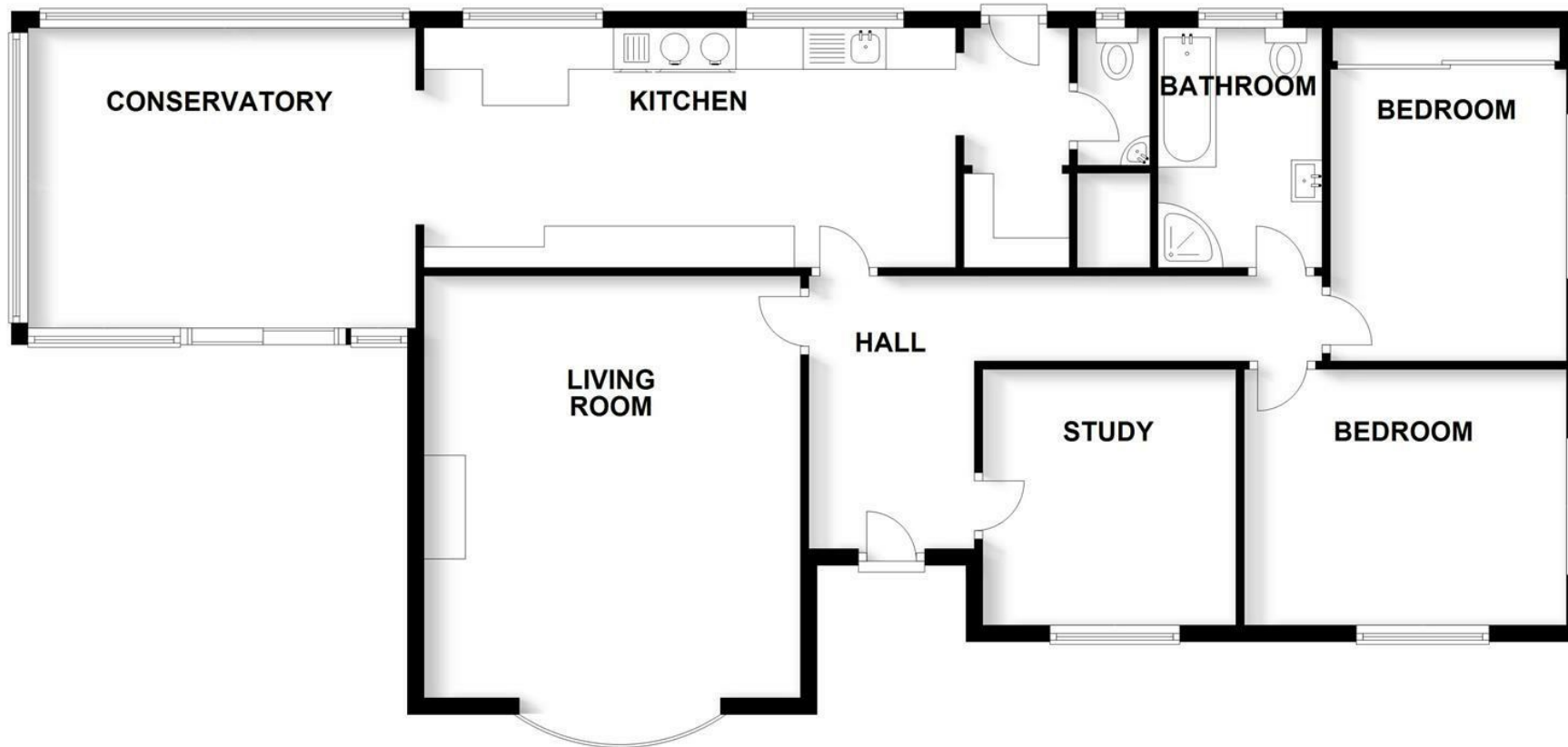
15'4" x 22'0" (4.67m x 6.71m)

With block paving, lighting and two feature round windows.





GROUND FLOOR
APPROX. 119.0 SQ. METRES (1281.2 SQ. FEET)



TOTAL AREA: APPROX. 119.0 SQ. METRES (1281.2 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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