



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



Aston Lane, Aston by Stone, Stone, Staffordshire, ST15 0BW

**Offers in excess
of £1,000,000**

* VIEW 360° VIRTUAL TOUR TO SEE WHAT THIS SUPERB HOME HAS TO OFFER

* GRADE II LISTED THATCHED COTTAGE & SPACIOUS ELEGANT GRADE II LISTED COACH HOUSE

* SITS ON APPROX TWO ACRE PLOT WITH BEAUTIFUL COUNTRYSIDE VIEWS

* LOCATED IN THE CHARMING HAMLET OF ASTON BY STONE IN STAFFORDSHIRE

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DESCRIPTION

DO NOT JUST STOP AT THE GATE ... COME IN AND SEE WHAT THIS SUPERB FAMILY DEVELOPMENT HAS TO OFFER.

Its not very often an attractive three bedroom Grade II listed thatched cottage and a two bedroom fully renovated Grade II listed Coach House come onto the market as one, both are presented in excellent condition with character features and situated on a plot of approximately two acres enjoying open rural views to all sides.

Willow Cottage Farm Cottage has recently undergone major refurbishment in keeping with Grade II listed buildings and the pasture has undergone upgrading including re-fencing. The property is accessed through a farm gate into a courtyard with ample parking, there brick and tile outbuildings which include a Woodstore, Workshop, Piggery, double garage (which the current owners use as self contained guest accommodation) and numerous small Potting Sheds, there is also a Cottage Garden and a Greenhouse. An additional benefit is the superb air conditioned Summerhouse.

Situated in a quiet lane in the rural hamlet of Aston by Stone, which is only a couple of minutes drive into the busy market town of Stone, set on the River Trent north of Stafford - both the Mersey canal and The Trent pass through the town, the popular bar and bistro at the nearby Marina is even closer and within a short walk of Willow Cottage Farm. The town itself has variety of local shops and amenities whilst the thriving town of Stafford is just a short drive away offering a more extensive range of shops and amenities whilst also having an intercity railway station with regular Virgin services operating to London Euston. Stone has a great reputation for excellent food & drink and is host to the monthly Farmers' Market and annual Autumn Food & Drink Festival. There is a fantastic choice of both primary and secondary schools to choose from within the area or surrounding areas.

THE COTTAGE

This unique timber framed Grade II listed family home dates from the early to mid-17th century and boasts a wealth of period features including impressive oak beams throughout, wide oak board floors, an inglenook fireplace and some original doors. The accommodation comprises a lounge (5.3m x 5m), a good size dining room (4m x 3.1m), kitchen (4m x 2.5m) that boasts bespoke oak door cupboards, a wood burning Aga and belfast sink and drainer, spacious utility room (3m x 2.1m) and a rear hallway from where the stairs lead to the first floor. On the first floor are three good size bedrooms, a master bedroom (5.2m x 5.2m), bedroom two (3.2m x 3.1m), bedroom three (3.5m x 2.1m) and a luxurious bathroom (3.2m x 3.1m). There is current planning permission for an extension on the rear of The Cottage - planning ref 20/32137/HOU

THE COTTAGE 1



THE COTTAGE 2



THE COACH HOUSE

The Coach House is ground floor accommodation with a staircase leading to a mezzanine.

The conversion benefits from underfloor heating in the lounge, kitchen and inner hall, bespoke and handmade features throughout and plenty of windows giving plenty of light and offering panoramic views over the countryside. The imposing farmhouse style kitchen (5.9m x 4m) has a full height ceilings with exposed oak beams some of which are original, attractive stone flooring, a range of bespoke hand made oak units, granite worktops, a belfast sink, cooking range and integrated appliances. An ornate handmade staircase off the kitchen leads to an open plan mezzanine which provides a wonderful space to use as you wish, for the current owner this is a snug (2.8m x 1.8m) with a window over looking the countryside. Off the kitchen you will find a hallway with a cloakroom and utility room with further handmade oak cupboards, an external oak door leads to a patio area. There is an open plan lounge (5.4m x 4.4m) and raised staged dining area (4.2m x 2.2m) enclosed with a wooden balustrade, a wood burner sits in the corner of the lounge area and oak french doors open onto a south facing patio area with more impressive views over the countryside. The two ground floor bedrooms are both doubles.. the master bedroom (5.5m x 3.3m) has an en suite (2m x 1.3m) and french doors leading to the patio area, bedroom two (5.3m x 4.1m) and finally the bathroom (2.3m x 2m)

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COACH HOUSE 1

shower room (2.5m x 1.5m) and an open plan living space with a kitchen area (4.8m x 3.6m), outside there is a sitting area.



GARAGE (GUEST COTTAGE) 1



COACH HOUSE 2



SUMMERHOUSE

This is the pride and joy of the current owners a fully fitted Summer House measuring an impressive (5.0m x 5.0m). Made from solid timber with french doors opening out onto the vast garden, there is a kitchen area with fitted base units and coordinating worktop, built in electric cooker, hob and extractor, sink and drainer and spaces for a fridge and bottle cooler. There is a sitting area as well as an eating area making this a self functioning outside space suitable for outside entertaining....a perfect area from which to host barbecues in the variable English summers.



GARAGE (GUEST COTTAGE!)

Do not think for one moment you are accommodating your guest in the garage!... the current owners are using the garage as self contained guest accommodation. Sitting behind the main Cottage is the 'Guest Cottage' a quaint single floor air conditioned accommodation with a bedroom (2.4m x 4.8m),

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SUMMERHOUSE 1



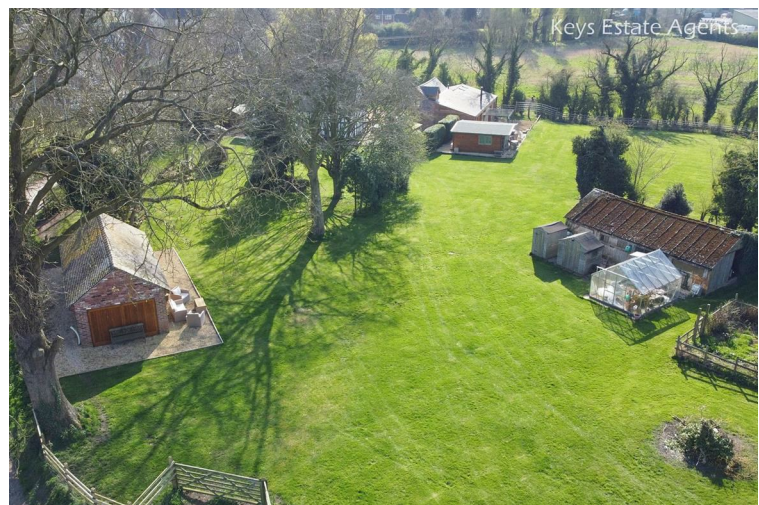
ADDITIONAL PHOTOGRAPHS



OUTBUILDINGS

Adjacent to the The Cottage is an extensive single storey barn, formerly the piggery which is currently used as a workshop and storage area by the current owner, it does have the potential for a residential conversion, subject to the correct planning permissions being obtained.

There is also a woodshed and several potting sheds dotted around and a purpose built large timber shed with rubber flooring, windows, t.v outlet, lighting and power. It is used as a gym by the current owners.



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Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 268422

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

ADDITIONAL INFORMATION

PLEASE VIEW THE 360° VIRTUAL TOUR TO SEE INSIDE THE ROOMS OF WILLOW COTTAGE FARM

GENERAL INFORMATION

Services

We believe all are available.

Power to all buildings

Outside W.C.

THE COTTAGE

Electric storage heaters

Electric immersion heater

Sandyford wood burning

Cooke electric cooker

Nestor Martin multifuel fire

COACH HOUSE

Mains gas central heating combi boiler which has gives underfloor heating to kitchen lounge inner hall

Range master dual fuel cooker

Nestor Martin multi fuel burner fire

GUEST COTTAGE

Electric under floor heating in living area

Air conditioning unit

Electric heaters bathroom and bedroom

Electric induction hob and cooker

Electric shower

Electric water heater

SUMMERHOUSE

Air conditioning unit

Induction hob and electric cooker

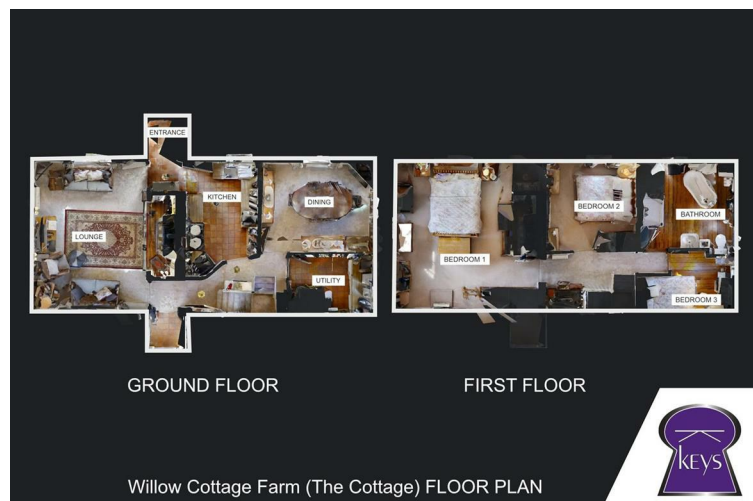
Electric Water heater

ALL PROPERTIES ARE ON MAINS DRAINAGE.

FLOORPLAN COACH HOUSE



FLOORPLAN THE COTTAGE



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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