

# Manor Lane

Upper Leigh, Stoke-on-Trent, ST10 4SN

John  
German





# Manor Lane

Upper Leigh, Stoke-on-Trent, ST10 4SN

Offers over £550,000

Dating back to the mid 1800's this immaculately presented and fully renovated character cottage has high specification. Far reaching views to the front, in the sought after village of Leigh.

**\*NO UPWARDS CHAIN\***

Knot Cottage, is a modern, completely refurbished and extended four bedroom detached character cottage. Situated in the popular hamlet of Leigh Staffordshire, a quintessentially English village with two public houses, a school, a post office and a great sense of community, surrounded by beautiful countryside.

Having undergone complete renovation, the cottage is full of charm and character, with its history dating back to the mid 1800's. Today, it is a truly superb home of immaculate standard and specification with a lovely position enjoying far reaching views over the surrounding countryside to the front elevation.

The property benefits from FTTP Fibre to the premises ULTRAFast broadband of up to 900mb, making it an ideal location for working from home.

Excellent transport links to the A50 / M6 and M1, and in easy reach of local towns and rail stations Uttoxeter, Stone, Stafford, Stoke and Derby.

Accommodation –

The flowing ground floor accommodation has traditional school style triple column radiators throughout.

The lovely oak floored hall has stairs rising to the first floor and doors lead to the living spaces and guest's cloakroom/WC.

The delightful lounge has an exposed original brick fireplace with a cast log burner set on a blue brick hearth. Contemporary crittall style glazed doors open both to the kitchen and with double aspect to the garden sunroom.

The wonderful Oak framed vaulted garden sunroom enjoys an abundance of light, where double French doors lead outwards to the patio and views over the garden and countryside beyond.

The hugely impressive live-in dining kitchen has an extensive range of bespoke matching high and low level units with oak worktops and an underslung sink, set below a large window enjoying far reaching views. With slate floor tiles, integrated dishwasher and washing machine, range stove with stainless steel splashback and extractor hood over plus further appliance space for an American style fridge freezer. Double French doors open outwards to the garden providing further natural light.

The slate floor continues to the versatile office which could also easily be used as a play room or simply a boot room.

The cellar leads down stairs from the kitchen, having power and providing useful dry internal storage.

The first floor landing has a skylight providing natural light and doors opening to the four good sized characterful bedrooms, all with central heating. The three to the front all enjoying wonderful views over the surrounding countryside.

The spacious master bedroom benefits from a vaulted ceiling exposing original features and with feature fireplace.

A quality en suite shower room from the master bedroom incorporates a double shower cubicle with modern metro tiling and bespoke built vanity unit.

Completing the accommodation is the superior refitted luxury family bathroom which has a white Villeroy and Boch suite with complementary tiled splash backs, bespoke built vanity unit and oak framed storage, heated rowel rail and an electric shower above the deep bath.

Outside – The south facing front has a garden laid to lawn with fenced and laurel hedged boundaries and a five bar gate, enjoying far reaching views over open countryside.

Adjacent to the property is a block paved patio providing a delightful spacious and private entertaining area.

The block paved driveway and gravelled hard standing provide parking for several cars, bespoke built outbuildings with generous storage and multiple external water and 13 amp electric access points.

Plans are also available for the erection of a garage, subject to obtaining the necessary planning permissions,

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** LPG central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/0612022

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







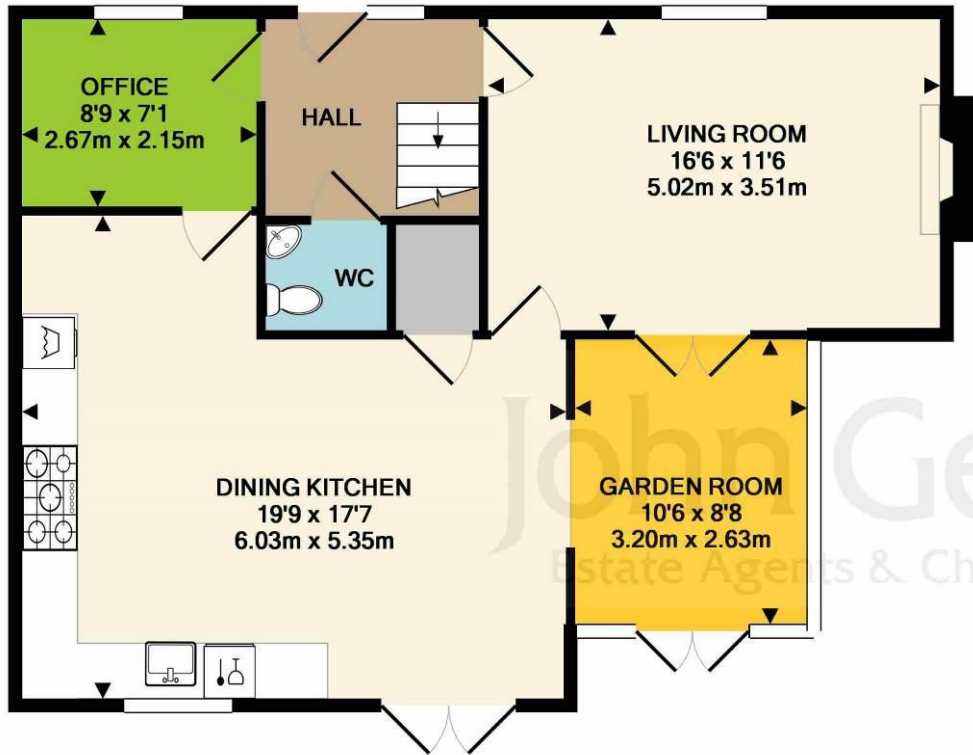
LET'S  
STAY  
HOME



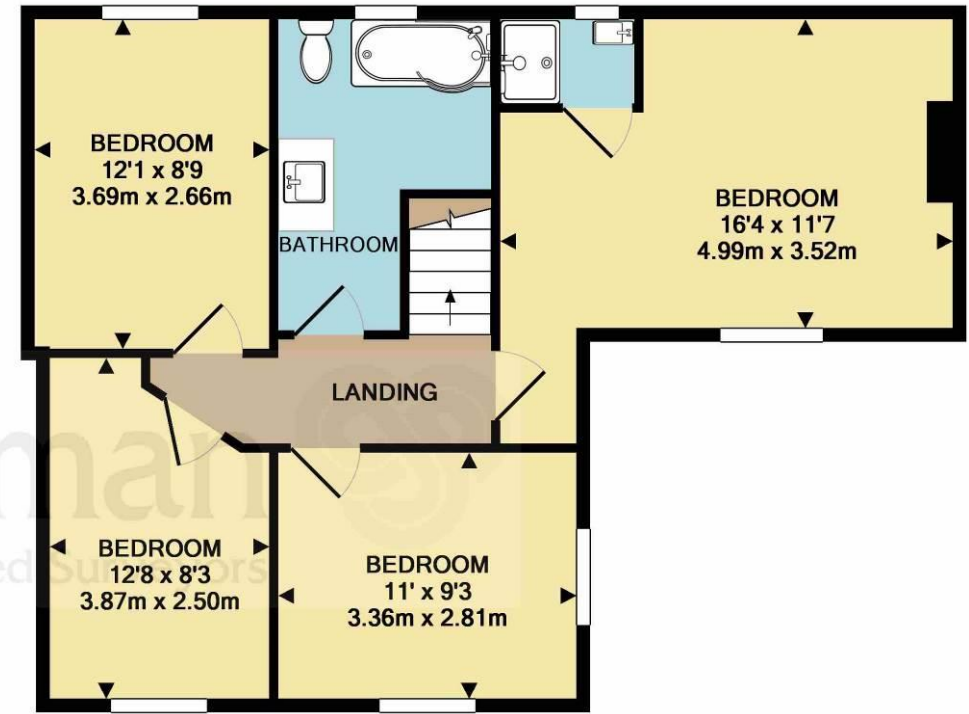




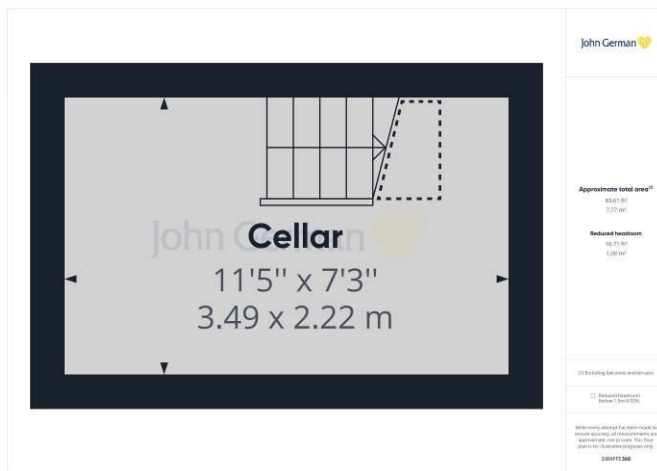




GROUND FLOOR



1ST FLOOR



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



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



