

Taylor's Lane

Stubwood, Staffordshire, ST14 5HX

John German






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£415,000



Delightful detached country cottage providing a huge amount of potential occupying a beautiful garden plot extending to approx. 0.36 acre in total located in this popular hamlet.

Well maintained by the current owners for over 60 years, viewing and consideration of this character cottage is essential to appreciate its potential for personalisation and extension (subject to obtaining the necessary planning permission) and its lovely well tended gardens that in total extend to approximately 0.36 acre and lovely views over the surrounding countryside.

Stubwood is situated on the rural outskirts of the highly desirable village of Denstone having a range of amenities including the first school, The Tavern public house and restaurant, a village hall, church and the award winning Denstone Farm Shop. Walks through surrounding countryside are also on the doorstep and the world headquarters of JCB and its golf course only a short drive away. The towns of Uttoxeter and Ashbourne are both within easy commutable as is the A50 dual carriageway which links the M1 and M6 motorways.

Accommodation - uPVC double glazed French doors open to the central hall where stairs rise to the first floor and doors lead to the ground floor accommodation.

To the left is the comfortable and cosy living room which has a focal open fire with a tiled surround and hearth, fitted cupboard in the chimney breast recess, beamed ceiling and dual aspect windows providing an abundance of natural light including a wide walk-in bay to the front enjoying views over the garden and surrounding fields.

To the right is the equally sized separate dining room also having a focal fireplace with a ceramic tiled surround and hearth, a wide walk-in bay window to the front enjoying the same outlook as the living room.

To the rear the kitchen provides space for a small breakfast table and chairs with base and eye level units and fitted work surfaces, stainless steel sink unit set below a rear facing window, space for an electric cooker plus space for further appliances. A door opens to the useful porch/garden room which has a tiled floor, views over the gardens and a door to outside.

To the first floor the landing has a recess with hanging space and doors opening to the two bedrooms and useful box room all enjoying a pleasant outlook over the surroundings, the spacious master has fitted wardrobes and dual aspect windows including a front facing window enjoying far reaching views. Completing the accommodation is the bathroom which has half tiled walls.

Outside - The cottage is set back from Taylors Lane on an extremely well tended plot extending to approx. 0.36 of an acre in total with good sized lawns to the front and rear elevations, a vegetable garden to one side and a range of useful sheds, outbuildings and greenhouses plus a brick base and glazed greenhouse/potting shed attached to the side of the cottage. Well stocked borders and a picket gate leads to the small orchard which has a variety of fruit bearing trees. All enclosed by a mixture of post and rail fencing and established hedges, also incorporating a driveway and hardstanding providing off road parking plus the detached garage (4.58m x 3.18m), a attached outbuilding and timber shed.



Notes:

There is a public footpath that runs across the parking area and along the drive away from the cottage.

The property is not registered with Land Registry.

what3word: composes.stocked.composed

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

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Septic tank **Heating:** Oil

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10042024

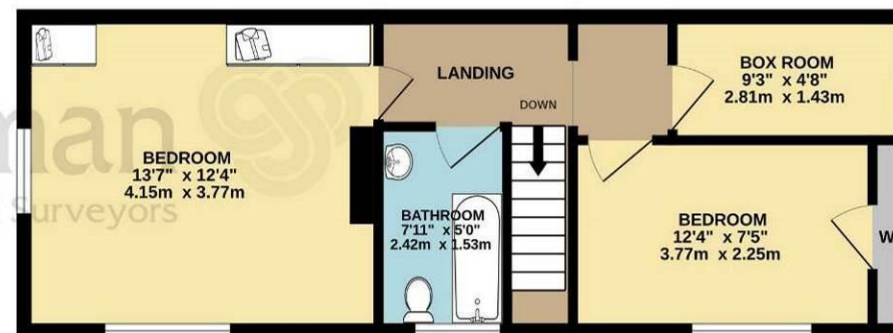
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 98 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 33 F | |
| 1-20 | G | | |



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