

Rakeway Road

Cheadle, Stoke-on-Trent, ST10 1RA

John German





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£450,000



Extremely attractive traditional end terrace cottage providing deceptively spacious and sympathetically extended accommodation combining original features with contemporary specification. Occupying a stunning plot extending to approximately 3.25 of an acre in total (comprising approximately 3.15 acre of woodland).

Something a little bit special. Consideration and viewing of this rare opportunity is essential to appreciate both the beautiful home and the fabulous outside space, which in total extends to approximately 3.25 acres of which approximately 3.15 acres is established woodland.

The cottage has been sympathetically extended to provide well proportioned and immaculately maintained accommodation, harmoniously combining a wealth of original features with high quality joinery and contemporary high specification. The cottage also benefits from planning permission for the construction of a timber built double carport/garage.

Situated on the rural outskirts of Cheadle enjoying a good degree of privacy, but easy access to the town and its wide range of amenities, plus the surrounding countryside.

A traditional tiled canopy porch provides space for seating with a solid timber door opening to the entrance porch which has a wide window providing an abundance of natural light and space for putting on those walking boots or shoes.

The delightful dining room has an original beam ceiling and a focal fireplace with exposed brick surround and quarry tiled hearth. Stairs rise to the first floor and there is storage beneath, plus a lit alcove.

To the rear of the cottage is the hugely impressive breakfast room which has wide uPVC double glazed French doors opening to the garden, plus a further window overlooking the garden providing additional light with a window seat below. There is a focal Rayburn with bespoke cupboards around, and the lovely tiled floor which flows into the equally impressive principal kitchen area having an extensive range of bespoke units including glass fronted display cabinets and a wine rack, with granite work surfaces, ceramic tiled splashbacks, inset sink unit, fitted electric hob with extractor hood over and double electric oven under, integrated appliances including a dishwasher, fridge and freezer, plus a front facing window providing further natural light.

A solid oak latch door opens to the wonderful living room having a focal oil fuelled log burner set on a slab hearth and a feature exposed stone wall section, with natural light coming from the front facing window and wide French doors to the side.

Completing the ground floor space is the fitted utility room that has the same tiled floor as the kitchen and breakfast room, fitted units with a work surface and space for appliances, both a window and part glazed door opening to the rear garden, and a further door to the downstairs WC.

To the first floor, the landing is divided into two sections, separated by a solid oak latch door with further matching doors leading to the four good sized bedrooms, three of which can accommodate a double bed.

The lovely dual aspect master bedroom enjoys views to both side and rear elevations with fitted oak furniture and a solid door to the superior en suite shower room, having a modern suite with a feature tiled floor with underfloor heating and a range of bespoke fitted wardrobes.

Finally, there is the fitted family bathroom also having a superior three piece suite and underfloor heating, incorporating a panelled shower bath with a mixer shower and fitted screen above.

Outside to the rear of the cottage is a paved patio providing a delightful seating and entertaining area enjoying a good degree of privacy with a dwarf wall and steps to the garden laid to lawn, having well stocked borders containing a variety of shrubs and plants, plus a further rustic seating area with a rose arch at the bottom of the garden. There is space for a shed and gated access to the side of the cottage.

To the front, there is a garden also laid to lawn with well stocked borders. Timber five bar double gates open to the double width block paved driveway providing off road parking for several vehicles, extending to the side of the cottage. There is planning permission for the construction of a timber built double carport/garage, planning reference SMD/2021/0714.

A wrought iron gate leads to a thin strip of 'no mans land' to the fabulous woodland extending to approximately 3.15 acre with an abundance of established trees and paths throughout, to use as you please for either leisure or simply sitting to listen to the birds (please note there is an infrequently used public footpath to the westerly boundary of the woodland).

What3words: [gliding.slab.paintings](#)

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Private septic tank

Heating: Oil (boiler installed January 2024)

(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: Staffordshire Moorlands District Council / Tax Band C

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

www.staffsmoorlands.gov.uk

Our Ref: JG13052024

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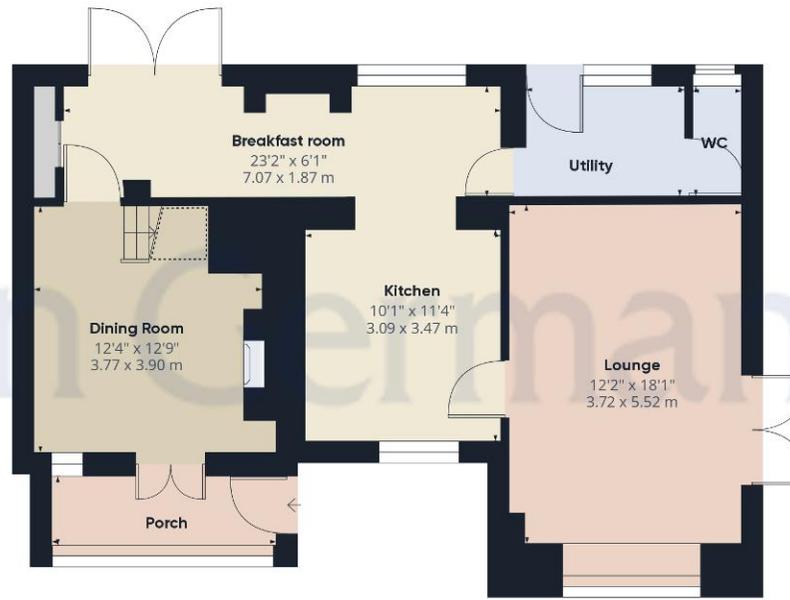












Ground Floor



Floor 1

Approximate total area⁽¹⁾

1491.64 ft²
138.58 m²

Reduced headroom

11.31 ft²
1.05 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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