

New Cottages

Foxt, Stoke-on-Trent, ST10 2HL

John 
German





New Cottages

Foxt, Stoke-on-Trent, ST10 2HL

£225,000

Delightful traditional character cottage with truly magnificent views over the beautiful surrounding countryside, situated in the popular rural village providing easy access to surrounding towns.



For sale with no upward chain involved, early inspection and consideration of this lovely home is highly recommended whether it's your first home you are looking for, to downsize, a countryside retreat or for an Airbnb/holiday let enterprise. Enjoying spectacular views of the surrounding countryside that is a designated area of natural outstanding beauty with a lovely terrace positioned to take full advantage. Well presented and maintained by the current owners and ready to move into. Situated in the beautiful rural village of Foxt, with numerous walks on the doorstep through the surrounding countryside towards features such as the Churnet Valley steam railway line, Hetty's Tearoom and Froghall Wharf, and The Fox & Hound public house. Though you can enjoy the peace and tranquillity of this quiet of location, the towns of Ashbourne, Cheadle and Leek are all within easy commutable distance, plus the surrounding road networks.

To the rear of the terrace, a uPVC part obscured double glazed door opens to the entrance porch providing space to kick off those boots and take off those coats with plumbing for a washing machine and doors to the well proportioned ground floor accommodation and the downstairs WC. The fitted dining kitchen extends to the full width of the cottage having a range of base and eye level units with worktops and an inset sink unit set below the window, fitted gas hob with extractor hood over and double electric oven under, integrated dishwasher and additional appliance space. To the front is the lounge - a proper room with a view, having wide uPVC double glazed sliding patio doors providing an abundance of natural light and access to the lovely terrace. A focal chimney breast has a log burner set on a slabbed hearth and there is a useful understairs cupboard, plus a door to the stairs to the first floor.

To the first floor, the landing has access to the loft via a fitted pull down ladder and doors to the two good sized bedrooms which are both able to accommodate a double bed and enjoy the lovely outlook, especially the front facing master with its fabulous far reaching vista. Completing the accommodation is the fitted bathroom which has a white four piece suite incorporating both a panelled bath and a separate corner shower cubicle, plus a built in airing cupboard.

Outside, to the front, a lovely natural stone terrace with glass balustrade provides a stunning seating and entertaining area taking full advantage of the magnificent far reaching views towards the area of outstanding natural beauty and surrounding fields with matching steps leading to the garden which is mainly laid to lawn with well stocked borders and a dry stone wall separating the garden from the adjoining open fields. Below the terrace is a useful storage space and there is shared access across the front of the terrace. To the rear, there is an enclosed paved yard with a timber latch gate leading to the shared vehicular access and the designated parking space.

What3word: fond.conductor.expanded

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Designated space

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

Broadband and 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 B

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

www.staffs Moorlands.gov.uk

Our Ref: JGA/14082024







Ground Floor

Approximate total area⁽¹⁾

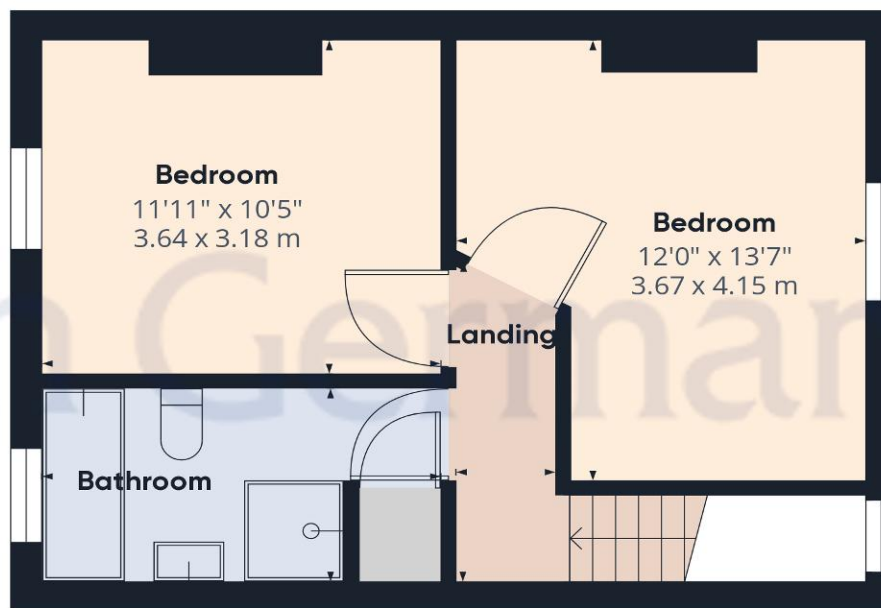
820.43 ft²

76.22 m²

Balconies and terraces

214.31 ft²

19.91 m²



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

AWAITING EPC MEDIA



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



