



High View Cottage, Highlands Park Lane,

Staffordshire DE13 9RT

Downes & Daughters
ESTATE AGENCY

High View Cottage, Highlands Park Lane, Tatenhill
Common
Staffordshire DE13 9RT
£500,000

A most delightful Victorian cottage in a picturesque rural location surrounded by stunning, far reaching, views on all sides. Finished to an exacting standard, rarely seen in the current market, this attractive family home offers spacious and flexible accommodation over two floors. The ground floor offers, entrance hallway, kitchen diner, living room, sitting room, dining room, utility and cloakroom whilst the first floor boasts three bedrooms, a bathroom, office and balcony.

The real treat lies outside with delightful gardens on all sides meticulously manicured by the current owner with a variety of ornamental reclaimed pieces including vintage signs, lamp post, working telephone box, post box and bespoke milestone.

This property really must be viewed to appreciate its unique nature and truly exceptional setting.

Entrance Hallway

Stairs rising to the first floor, tiled floor and doors to:

Utility

Plumbing for a washing machine, oil fired boiler and door to:

Cloakroom

Low level flush wc and a wash basin.

Dining Room

A wonderfully bright room with a continuation of the tiled floor and spectacular stained glass windows to both the side and rear aspects. Ceiling and wall light points, central heating radiator with decorative cover and door to:

Sitting Room

Another double aspect room with a stained glass window to the side aspect and upvc double glazed window with fitted blind to the front. There is a feature log burning stove with oak lintel and raised hearth, tiled floor, recessed low voltage lighting and a central heating radiator with decorative cover. Doors to:





Living Room

Upvc double glazed french doors with fitted blinds to the side aspect, impressive stone fireplace with electric coal effect fire with ornate cast iron surround, exposed beams, wall light points and a central heating radiator.

Kitchen Diner

Having a selection of wall and floor units with a granite worksurface incorporating a sink and drainer unit, induction hob, double electric oven, fridge and dishwasher. It is another bright double aspect room with upvc windows to both the front and side with door giving access to the garden. Tiled floor, recessed low voltage lighting and stairs rising to bedroom three/lounge.

FIRST FLOOR

The first floor can be accessed by three separate staircases. The first rises from the kitchen giving access to bedroom three. The second from the entrance hallway giving access to the landing, bedrooms one and two and the bathroom. A third external staircase gives access to the office.

Bedroom One

Upvc double glazed window with fitted blind to the side aspect with delightful rural views, oak flooring, ceiling light point and central heating radiator.

Bedroom Two

Upvc double glazed french doors with fitted blinds giving access to the balcony connecting bedroom two and three, oak flooring, ceiling light point and a central heating radiator.

Bathroom

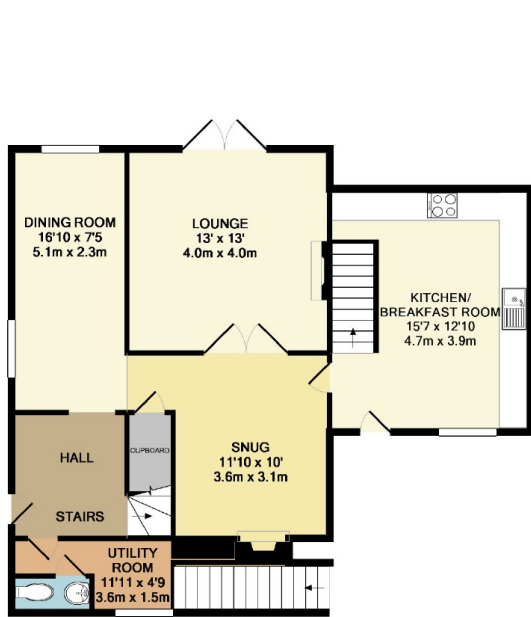
A white suite comprising a panelled bath, pedestal wash basin and low level flush wc. There is a upvc double glazed window with fitted blinds to the rear aspect, tiled splashbacks, ceiling light point, heated towel rail and oak flooring.

Bedroom Three / First Floor Drawing Room

A very flexible room either as a third bedroom or first floor drawing room. A double aspect room taking full advantage of the delightful views with upvc double glazed french doors with fitted blinds and Juliette balcony to the front aspect and further upvc french doors with fitted blinds to the side giving access to the balcony. Ceiling light point, high level TV aerial point and oak flooring.

OUTSIDE

The property is surrounded by the most delightfully presented gardens with a wealth of reclaimed pieces giving it a unique and character filled appearance. Neat lawns, patio seating areas and large block paved driveway are all meticulously tended by the current owner and the exceptional views in all directions add to its appeal. The grandeur of the property is immediately evident as soon as you pull in to the 140 meter private driveway lined with mature trees with lighting creating a dramatic effect at night.



GROUND FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1425 SQ.FT. (132.4 SQ.M.)

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.

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EPC Rating
Current: 53 Potential: 95



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