



Chestnut Cottage, Brookhay Lane, Hilliard's

Staffordshire WS13 8RQ

Downes & Daughters
ESTATE AGENCY

Chestnut Cottage, Brookhay Lane, Hilliard's Cross Staffordshire WS13 8RQ £390,000

Downes and Daughters is delighted to offer for sale, Chestnut Cottage, one of only four Waterworks Cottages in the most idyllic of rural settings. Emulating the Victorian elegance of its neighbour, Fradley Pumping Station, this delightful two bedroom cottage offers a real chance to purchase a piece of our industrial heritage. With historic preservation in mind Chestnut Cottage has been finished to a high standard with many bespoke features throughout. The accommodation comprises: Minton tiled entrance hall, sitting room, dining room, living room, kitchen diner, utility and cloakroom on the first floor and two bedrooms and two bathrooms on the first floor. The real treat though is found to the rear where a truly exceptional garden of a substantial size has been lovingly cared for by the current owners for many years. Further benefits include extensive parking, detached single garage and delightful rural views.

Viewing is essential to appreciate the charm of this period home and its attractive setting.

GROUND FLOOR

Entrance Hallway

Accessed via a timber front door and having a delightful Minton tiled floor, upvc double glazed window to the side aspect, period style radiator, dado rail, storage cupboard, ceiling light point and doors to:

Sitting Room

Upvc double glazed window to the front aspect, and a double glazed window over looking the front porch, open fire place with cast iron surround, tiled slips, wooden mantle and raised hearth, alcove cupboard with shelving above, central heating radiator with decorative cover, upvc double glazed window to the side aspect, wall light points and a TV aerial point.

Dining Room

Another beautiful open fireplace with cast iron surround, tiled slips, wooden mantle and tiled hearth flanked on one side by original alcove cupboard and drawers. There is an internal window looking through to the living room, laminate flooring, stairs rising to the first floor, ceiling light point, central heating radiator and door opening to:

Living Room

A simply stunning room with the entire gable end fitted with upvc double glazed windows and french doors opening on to the patio. The exposed brick wall compliments the ceiling beams and the pretty fitted bookshelf with decorative radiator cover beneath. Laminate flooring, ceiling light point, high level TV aerial point and door to:

Utility

Having a square edge worksurface with floor cupboard and space and plumbing for a washing machine. Laminate flooring, upvc double glazed window to the side aspect, central heating boiler, ceiling light point, partially panelled walls and door to:

Cloakroom





A white suite comprising a low level flush wc and a pedestal wash basin. Laminate flooring, ceiling light point, partially tiled walls, central heating radiator and an extractor fan.

Breakfast Kitchen

Yet another beautifully presented room with a selection of wall and floor units with a square edge worksurface, incorporating a one and a half bowl sink and drainer unit, integrated dishwasher and space for large range cooker and American fridge freezer. The room has a triple aspect with upvc double glazed windows to the front, rear and side aspects and a door leading to the rear garden, laminate flooring, tiled splashbacks, vaulted ceiling with exposed beams, recessed low voltage lighting, effect lighting, central heating radiator and a high level TV aerial point.

FIRST FLOOR

Landing

Ceiling light point and doors opening to:

Bedroom One

Upvc double glazed window to the rear aspect with pleasant views over surrounding countryside, walk in wardrobe, central heating radiator with decorative cover, TV aerial points, ceiling light point and a door to:

En Suite

A white suite comprising shower cubicle, pedestal wash basin and a low level flush wc. There is a upvc double glazed window to the rear aspect, tiled floor and partially tiled walls, ceiling and wall light points, extractor fan, shave socket and a central heating radiator.

Bedroom Two

Upvc double glazed window to the front aspect, built in wardrobe, ceiling light point and a central heating radiator with decorative cover.

Bathroom

A white suite comprising a panelled bath with shower attachment, low level flush wc and a pedestal wash basin. It is a bright double aspect room with upvc double glazed windows to the front and side, partially tiled walls and floor, ceiling light point, central heating radiator and loft access.

OUTSIDE

Fore

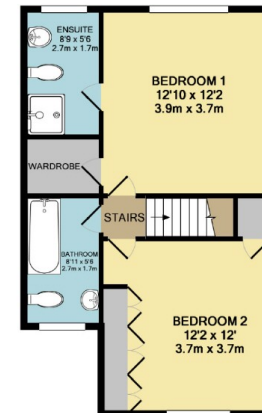
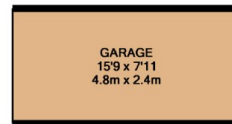
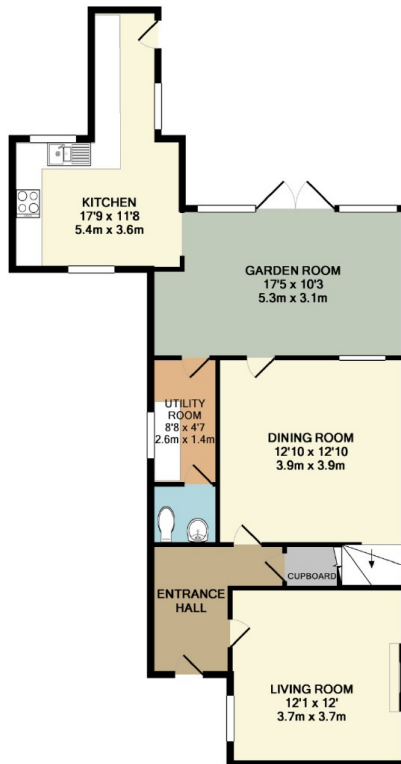
There is a pretty approach to the property passed the original Victorian Pumping Station with ample off street parking, neat lawned fore and side gardens with hedge boundaries and a selection of established trees, shrubs and flowering plants. Gated access to the rear.

Rear

A truly exceptional rear garden of a substantial size which has been lovingly cared for by the current owners for many years. An attractive patio seating area accessed from the living room and kitchen leads down to the sweeping lawn flanked by beautifully presented herbaceous borders generously stocked with established trees, shrubs and flowering plants. There is a further patio and gravel area to the side of the property with plentiful storage and a further working area with greenhouse and compost heaps at the foot of the garden screened by manicured hedging.

Single Garage

Accessed via a vehicle right of way to the side of the property and being of concrete section construction with two up and over doors and further driveway parking.



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 891 SQ.FT.
(82.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 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: 47 Potential: 96



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5 Main Street, Whittington, Lichfield, Staffs, WS14 9JU
www.downesanddaughters.co.uk

Tel: 01543 432 099

