Sycamore Cottage, Cross Lane, Winkhill, ST13 7PY

A delightfully situated three bedroom detached cottage, located between Winkhill and Waterhouses, set within open countryside. With exceptional views over the surrounding landscape. Approached via a private lane and large gardens surround the property. Benefiting from two adjoining outbuildings and a large garage, which could be subject to alternative uses (subject to necessary consents).

Viewing highly recommended to appreciate the location and scope on offer.

 Offers In The Region Of £425,000  
(Subject To Contract)

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1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.
Directions:
From our Leek office on Derby Street, turn onto the A523 Ashbourne Road and continue until reaching the village of Waterhouses. Turn left onto Waterfall Lane, just before the Riverside Café. Take the third left turning onto Cross Lane and the property will be found approximately 0.5 miles along the lane (past the row of cottages) on the right hand side, indicated by our For Sale board.

Accommodation Comprises:
UPVC entrance door with obscured glass panel leads into:

Porch 2.255 x 1.910 (7'5" x 6'3")
With exposed stone flooring; two wooden framed double glazed windows to both side aspects; ceiling light point.
Second wooden entrance door with glass panels giving access to:

Dining Room 3.850 x 4.249 (12'8" x 13'11")
Having fully fitted carpet; wooden framed double glazed window to the front aspect; double radiator; electrical points; phone point and two wall lights.

Lounge 3.508 x 3.895 (11'6" x 12'9")
Featuring exposed wooden floorboards; wooden framed double glazed window to the front aspect with stone windowsill; log burner set on a stone hearth with brick surround and wooden mantlepiece; two single radiators; electrical points; three wall lights and exposed ceiling beams.

Inner Hallway 3.448 x 1.560 (11'4" x 5'1")
With tile flooring; single radiator; smoke detector and ceiling light point.
Giving access to:

Bathroom 2.304 x 2.760 (7'7" x 9'1")
With continued tiled flooring; tiled walls; Upvc double glazed window obscured glass glass to the side aspect; double radiator and ceiling light point. The peach suite comprises a pedestal wash hand basin; low level W.C and panel bath.

Kitchen 4.375 x 3.007 (14'4" x 9'11")
Steps down into the kitchen. Benefiting from tiled flooring; two uPVC double glazed windows to both side aspects; heating and water thermostat; single radiator and two ceiling light points. The suite comprises a range of wooden base units with Formica work surfaces over; matching wall hung cupboards; inset sink and drainer unit with mixer tap; integrated electric oven with hob over; integrated fridge and integrated dishwasher.
Rear Porch 1.735 x 2.065 (5'9" x 6'9")
With quarry tile flooring; wooden framed windows to the side and rear aspects; wooden stable door to the side aspect and wall light.

Stairs to Firs Floor Landing
With fully fitted neutral carpet; exposed ceiling beam; smoke detector ceiling light point and loft access.

Bedroom One 4.364 x 5.253 (14'4" x 17'3")
Steps up into the bedroom. Having fully fitted neutral carpet; uPVC double glazed window to the rear aspect; fitted wardrobes and storage cupboards; exposed beams; double radiator; electrical points and two ceiling light points.

Bedroom Two 3.792 x 4.013 (12'5" x 13'2")
With fitted neutral carpet; uPVC double glazed window to the front aspect with stone windowsill; exposed ceiling beams; fitted wardrobes; single radiator; ceiling light point and loft access.

Bedroom Three 3.601 x 4.156 (11'10" x 13'8")
With fitted neutral carpet; wooden framed double glazed window to the front aspect with stone windowsill; exposed ceiling beams; fitted wardrobes; single radiator; ceiling light point and loft access.

Outside Utility 2.425 x 3.686 (8'0" x 12'1")
With concrete flooring; shelving; low level W.C; wall hung wash hand basin; plumbing for an automatic washing machine; space for a chest freezer; electrical points and ceiling light point.

Outbuilding 2.460 x 4.809 (8'1" x 15'9")
With concrete flooring; exposed walls; wooden framed window to the side aspect; electrical points and loft access over the utility. Currently used as a wood and machinery store.

Outside
The grounds benefit from a greenhouse; large gardens surrounding the property and views over the surrounding landscape. There are also two storage outbuildings set in the grounds.
Garage 3.395 x 5.141 (11'2" x 16'10")
With concrete flooring; wooden framed window to the rear aspect; shelving; electrical points and loft space.

Council Tax Band
We believe the property is in Band 'D'.

Measurements
All measurements given are approximate and are 'maximum' measurements.

Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services
We believe the property is connected to mains water, electricity; the heating is oil fired and drainage is by private means.

Tenure and Possession
The property is held freehold and vacant possession will be given upon completion.

Viewings
By prior arrangement through the Agents.

Wayleaves
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.
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Dwelling type: Detached house  Reference number: 0458-2883-7666-9408-3975
Date of assessment: 07 June 2018  Type of assessment: RdSAP existing dwelling
Date of certificate: 07 June 2018  Total floor area: 120 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,313
Over 3 years you could save £ 2,718

Energy Efficiency Rating
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking all the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales in band C (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures | Indicative cost | Typical savings over 3 years
--- | --- | ---
1. Room-in-roof insulation | £1,500 - £2,700 | £ 1,014
2. Cavity wall insulation | £500 - £1,500 | £ 171
3. Internal or external wall insulation | £4,000 - £14,000 | £ 321

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home’s water and money-saving improvements.