



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



Totmonslow Farm Cottage Draycott Road, Tean, ST10 4JJ

Guide price £300,000

This beautiful white cottage sits behind a mature hedgerow nestled within a good sized grounds with plenty of garden space. The property is in need of total renovation and ripe for extension giving it heaps of potential for the incoming purchaser to make it whatever they want it to be!

The cottage retains character and charm, with cosy rooms and an open fireplace. The ground floor comprises of an entrance porch leading into the kitchen and then through into a sitting room/dining room. The middle room was originally the formal lounge and an inner passage leads to a downstairs cloakroom. Stairs rise between the two reception rooms leading to two bedrooms and a family bathroom. Outside to the front elevation a driveway gives access into the level mature grounds which are mainly lawned with established borders retaining the properties privacy. To the rear the cottage backs onto Draycott Road with a grass verge area in between. The property happens to be South Facing.

The property is located within a semi rural location within the Village of Tean, nearby to Cheadle Town & for those wishing to travel further afield there is the popular A50 Stoke - Derby Link Road and M6 Motorway network within easy reach.



The Accommodation Comprises

Entrance Porch

5'1" x 7'5" (1.55m x 2.26m)

Having a tiled floor.

Kitchen

7'1" x 7'10" (2.16m x 2.39m)

A small kitchen comprising of an inset stainless steel sink units having base cupboards under, there is a double radiator, UPVC window and part tiled walls. This room houses the Worcester LPG wall mounted gas central heating boiler and there is a handy PANTRY OFF.

Dining/ Sitting Room

13'6" x 13'11" (4.11m x 3.99m)

A versatile room having a wooden surround creating an Adam style fireplace with tiled inset and hearth, there is a coal effect fitted gas fire inset. The room has the benefit of two UPVC windows and a double radiator.

Formal Lounge

13'8" x 10'11" (4.17m x 3.33m)

Having a wooden surround creating an Adam style fireplace, tiled inset and open fireplace with tiled hearth. There is a single radiator and UPVC window.

Inner Passage

Having an under stairs storage cupboard off.

Cloakroom

4'7" x 3'9" (1.40m x 1.14m)

With wash hand basin, bidet and low flush WC. To finished there are tiled walls, a single radiator and UPVC window.

First Floor

Stairs rise from in between the Two Reception Rooms leading to the:

Landing

Single radiator, UPVC window and loft access.

Bedroom One

13'7" x 11'0" (max) (4.14m x 3.35m (max))

Having a UPVC window, a feature old cast iron fireplace and a double radiator.

Bedroom Two

10'5" x 10'11" (max) (3.18m x 3.33m (max))

Having a built in wardrobe, UPVC window and an old cast iron fireplace. To finish there is a double radiator.

Bathroom

13'3" x 7'10" (4.04m x 2.39m)

The bathroom suite comprises of a panelled in bath, pedestal wash hand basin, separate shower cubicle with an electric shower and low flush WC. There is a UPVC window and double radiator, An airing cupboard houses the hot water cylinder.

Outside

The cottage is set within a picturesque semi rural location on a good sized plot of established gardens which happen to sit to the front elevation of the home. The grounds are made up of a large lawned garden having well stocked borders with established hedgerows, mature trees and shrubs which help create a very private setting.

To the rear there is a lawned garden verge area which separates the cottages rear boundary from Draycott Road, Tean.

Services

The Property has LPG GAS CENTRAL HEATING, a septic drainage tank and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC