



Coton Croft, Coton Rise

Barlaston, ST12 9DF

£599,950

Tinsley
Garner

independent property expertise



PRICE REDUCED - MOTIVATED VENDOR

You could search for a lifetime and not find another property quite like this one. Coton Croft is tucked away in a discrete location on a private road on the edge of Barlaston village with far reaching views over the Staffordshire countryside. The property offers well proportioned adaptable accommodation with spacious living areas, dining kitchen with Aga range, three bedrooms, en-suite and luxurious family bathroom. In addition there is a large studio room which could easily be utilised as an additional bedroom. The accommodation does offer a degree of flexibility and could easily incorporate self-contained annexe if required. Coton Croft is in a tranquil setting in beautifully landscaped mature gardens, seemingly miles from anywhere and yet within strolling distance of Barlaston village centre which offers a wide variety of amenities.

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Enclosed Porch

Fully enclosed storm porch with double outer doors.

Dining Hall 7.82 x 2.71 (25'8" x 8'11")

A spacious reception area which has a large window to the rear of the bungalow overlooking the garden and door leading through to the garden room. Amtico wood effect flooring. Corner cloaks cupboard. Two radiators.

Lounge 6.05 x 4.23m (19'10" x 13'11")

A large dual aspect sitting room which enjoys lovely views the gardens and patio windows to the side opening to the side garden. Chimney breast with period style fireplace, marble inset and hearth and 'Baxi' open fire. TV aerial connection and two radiators. Door opening through to the garden room.

Garden Room 4.23 x 2.22m (13'11" x 7'3")

A super addition to the living space enjoying a lovely aspect over the gardens with full height windows to the rear and side of the house and sliding patio windows opening to the gardens.

Breakfast Kitchen 5.45 x 3.01m (17'11" x 9'11")

A spacious kitchen with space for casual dining with a picture window to the front of the bungalow enjoying fabulous views over the adjoining farmland. The kitchen is fitted with a bespoke 'John Lewis' wall and base cabinets with contemporary style wooden

doors, stainless steel handles and contrasting white quartz work surfaces. Under set stainless steel sink unit with chrome mixer tap. Gas fired Aga range cooker finished in green enamel supplemented by a n electric hob and integrated combination microwave. Fully integrated dish washer. Part ceramic tiled

Snug 3.03 x 2.41m (9'11" x 7'11")

A cosy sitting room which adjoins the kitchen with window to the front of the bungalow enjoying far reaching views. TV aerial connection. Radiator.

Inner Hall

Giving access to the master bedroom suite, studio and utility.

Utility Room

The utility features a range of wall & base cupboards with work surface and sink unit and has a built-in Neff oven and two ring electric hob which supplement the kitchen and could if required be used as part of a separate suite / annexe within the main property. Door to the front of the bungalow.

Studio 5.07 x 3.88m (16'8" x 12'9")

A fabulous addition to the living space which has a full height apex window to the front of the bungalow taking full advantage of the open views. Used by the current owners as an artists studio but could be utilised as a further bedroom or living room. Tall vaulted ceiling with skylight window, wood effect



flooring. Radiator.

Main Bedroom 3.89 x 3.88m (12'9" x 12'9")

The master bedroom has French windows to the rear of the bungalow opening onto a secluded patio area. Radiator. Walk-in wardrobe with hanging space and shelving

En-Suite Shower Room

Fitted with a stylish white suite comprising: walk-in shower enclosure with glass screen and electric shower with decorative shower wall panelling, wash basin in vanity units & enclosed cistern WC. Part ceramic tiled walls, tile effect flooring. Inset low energy lighting, heated towel radiator. Window to the rear of the bungalow.

Inner Hall

The inner hall gives access to the guest bedroom and family bathroom. Amtico wood effect flooring, large airing cupboard with pressurised hot water cylinder.

Bedroom 2 4.69 x 3.43m (15'5" x 11'3")

Double bedroom with large window to the rear of the bungalow overlooking the gardens. Fitted wardrobes. Radiator.

Bedroom 3 3.63 x 2.86m (11'11" x 9'5")

Double bedroom with window to the rear of the bungalow overlooking the garden. Fitted wardrobes to one wall. Radiator.

Bathroom

A luxurious bathroom which features a white suite comprising: bath with thermostatic shower and glass shower screen, wash basin on wooden wash stand & WC. Ceramic wall tiling and Amtico tile effect flooring. Inset low energy lighting, chrome heated towel

radiator. Two windows to the rear of the bungalow.

Outside

Gravel driveway with parking for several cars, leading to a detached brick built garage with adjoining car port. The garage measures 5.45 x 2.91m (17'11" x 9'6") with up and over door, light and power. The car port is of similar proportion.

Coton Croft is in a beautiful location right on the edge of Barlaston village at the end of a private cul-de-sac shared with a handful of other properties. The bungalow is in a slightly elevated position enjoying wonderful open views across farmland towards Stoke-on-Trent in the distance.

The bungalow is set in mature gardens that are beautifully landscaped and enjoy total privacy from neighbouring properties. The gardens are mainly laid to lawn with extensive borders featuring a variety of established shrubs and trees. Paved patio area which extends to the rear and side of the bungalow offering plenty of space for outdoor living. Hidden storage area to the side with garden store / workshop. Open aspect to the front with far reaching views.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band

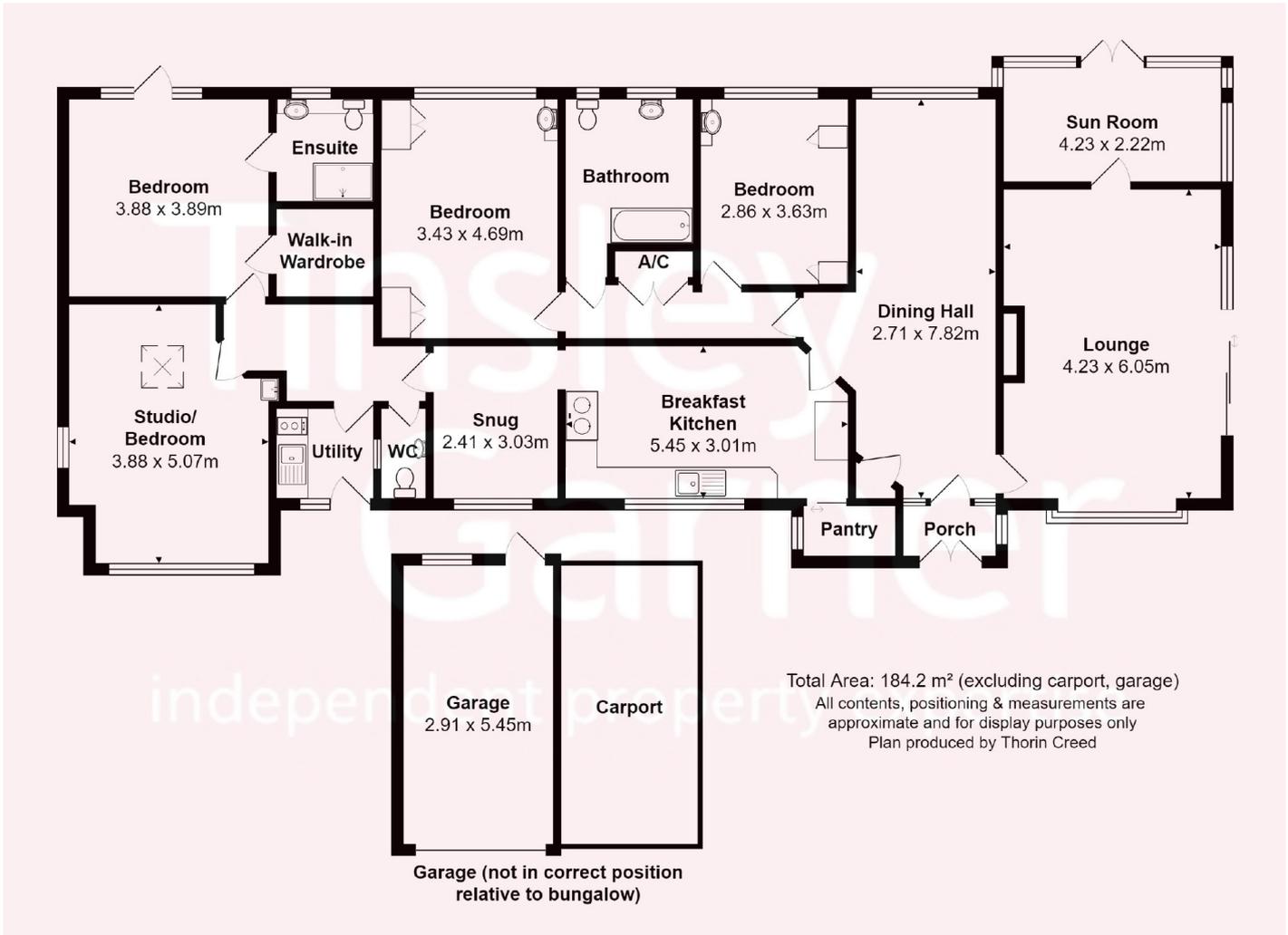
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.







Energy Performance Certificate



Coton Croft, Coton Rise, Barlaston, STOKE-ON-TRENT, ST12 9DF

Dwelling type: Detached bungalow **Reference number:** 8641-7128-6150-2634-4992
Date of assessment: 14 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 14 August 2019 **Total floor area:** 184 m²

Use this document to:

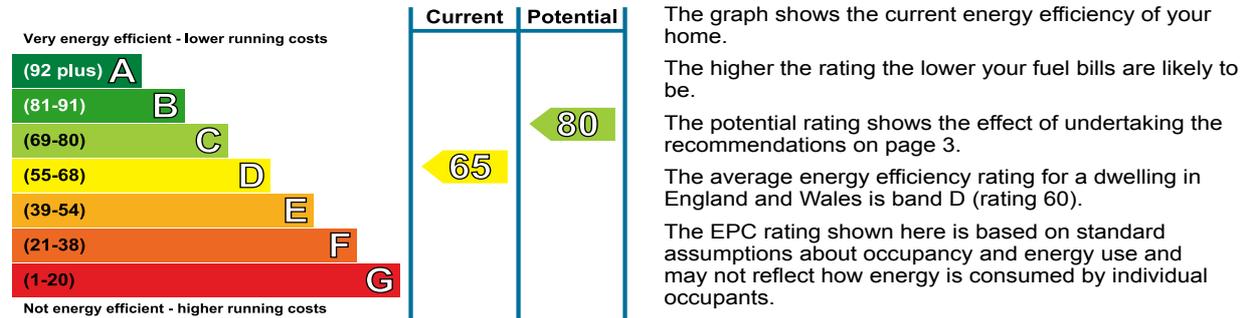
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,683
Over 3 years you could save	£ 1,239

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 522 over 3 years	£ 309 over 3 years	
Heating	£ 3,672 over 3 years	£ 2,904 over 3 years	
Hot Water	£ 489 over 3 years	£ 231 over 3 years	
Totals	£ 4,683	£ 3,444	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 423
2 Low energy lighting for all fixed outlets	£65	£ 174
3 Heating controls (room thermostat)	£350 - £450	£ 195

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.