



1 Millbank Cottages, Nicholls Lane

Stone, ST15 8UA

£489,500

**Tinsley
Garner**

independent property expertise



An historic period house in a rural setting yet walking distance from Stone town centre. Originally two cottages this spacious accommodation now offers a degree of flexibility that makes it an ideal home for a growing family or for multi generational living. There is potential for working from home or even a lifestyle business as a small B&B. There are three reception rooms, a large open plan kitchen with space for dining, 6 bedrooms, a family bathroom and 2 additional shower rooms. Moving outside there is a cobbled driveway leading to a double garage and a beautifully landscaped garden with a sunny west facing aspect adjoining farm land to the rear. A lovely house in a superb location - viewing essential.

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Enclosed Porch

Fully enclosed porch with upvc double glazed front door and windows, blue brick floor.

Entrance Hall

Welcoming reception area with part glazed front door, Oak wood effect laminate floor and stairs to the first floor landing. Radiator.

Study Area 3.65 x 2.24m (12'0" x 7'4")

Adjoins the hall with window to the front of the house. Radiator.

Lounge 5.21 x 3.58m (17'1" x 11'9")

A lovely sitting room which has a beamed ceiling and stone built inglenook fireplace with wooden mantle, tile hearth and open fire. Two windows to the rear of the house overlooking the garden, installation for wall mounted TV. Radiator.

Dining Room 3.17 x 2.75m (10'5" x 9'0")

Open plan dining area adjoining the kitchen, exposed beams and oak wood effect laminate floor. Chimney breast with Victorian fire surround. Radiator.

Kitchen 4.26 x 3.81m (14'0" x 12'6")

The kitchen features an extensive range of Shaker style wall and base cupboards with white painted cabinet doors and co-ordinating granite effect work surfaces with inset sink unit & mixer tap. Matching island unit / breakfast bar with storage cupboards and seating for 4 people. Fitted appliances comprise: ceramic induction hob with extractor fan over, eye level electric double oven and fully integrated dish washer. Exposed ceiling beams and oak wood effect flooring. Opening through to the garden room at the rear.

Garden Room 3.52 x 2.68m (11'7" x 8'10")

A great addition to the living accommodation, adjoining the kitchen with patio windows to the rear opening to the gardens. Oak wood effect laminate floor, inset low energy lighting, installation for wall mounted TV. Radiator.

Utility Room 3.07 x 2.46m (10'1" x 8'1")

A large utility space which has a range of wall and base cupboards, work surfaces and a large pantry. Plumbing for washing machine & space for dryer. Oak wood effect laminate floor.

Shower Room

Fitted with a stylish modern suite comprising: corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal wash basin & WC. Ceramic wall tiling to full height and tiled floor. Vertical radiator.

Landing

The upstairs accommodation is accessed from two separate staircases, with two bedrooms and bathroom off the main landing and a further four bedrooms and shower room off the second landing.

Bedroom 1 4.31 x 3.26m (14'2" x 10'8")

Double bedroom with window to the front of the house. Built-in wardrobes to one wall. Radiator.

Bedroom 2 3.20 x 2.72m (10'6" x 8'11")

Window to the front of the house. Built-in wardrobes to one wall. Radiator.

Bathroom

A luxurious family bathroom which features a suite comprising: roll top bathtub with 'ball & claw' feet and chrome Victorian style mixer shower attachment, walk-in shower enclosure with glass screen and thermostatic shower, pedestal wash basin & WC. Part ceramic tiled walls and oak wood effect vinyl floor, Two heated towel radiators. Window to the side of the house.

Second Landing

Bedroom 3 4.00 x 3.67m (13'1" x 12'0")

A large double bedroom which has exposed beams and structural woodwork, window to the rear of the house with views over farmland. Capacious eaves storage cupboards, Radiator.

Bedroom 4 4.35 x 2.73m (14'3" x 8'11")

Double bedroom with windows to the front and side of the house. Radiator.

Bedroom 5 3.38 x 2.47m (11'1" x 8'1")

Window to the front of the house, built-in wardrobe. Radiator.



Bedroom 6 2.70 x 2.43m (8'10" x 8'0")

Window to the rear of the house with open views. Radiator.

Shower Room

The shower room is fitted with a white suite comprising: corner quadrant shower enclosure with glass screen and electric shower, pedestal wash basin & WC. Part ceramic tiled walls & wood effect vinyl flooring. Chrome heated towel radiator. Window to the rear of the house.

Outside

The house is in a lovely setting on the edge of Oulton village with a leafy aspect to the front and views over farmland to the rear. Landscaped rear garden with several sitting areas, wooden deck and Indian stone patio extending across the rear of the house providing plenty of space for outdoor living. Rockery borders with flower and established shrubs. Great location within easy reach of Stone town centre (20 minutes walk, 5 minutes drive) and strolling distance to Oulton village which has a highly rated primary school, church, village hall and two popular pubs. Alleynes High School and Sports Centre are located at the top of Nicholls Lane a few minutes walk from the house.

Cobbled driveway with parking for 2 / 3 cars, leading to an integral double garage with electrically operated roller shutter door, light and power.

General Information

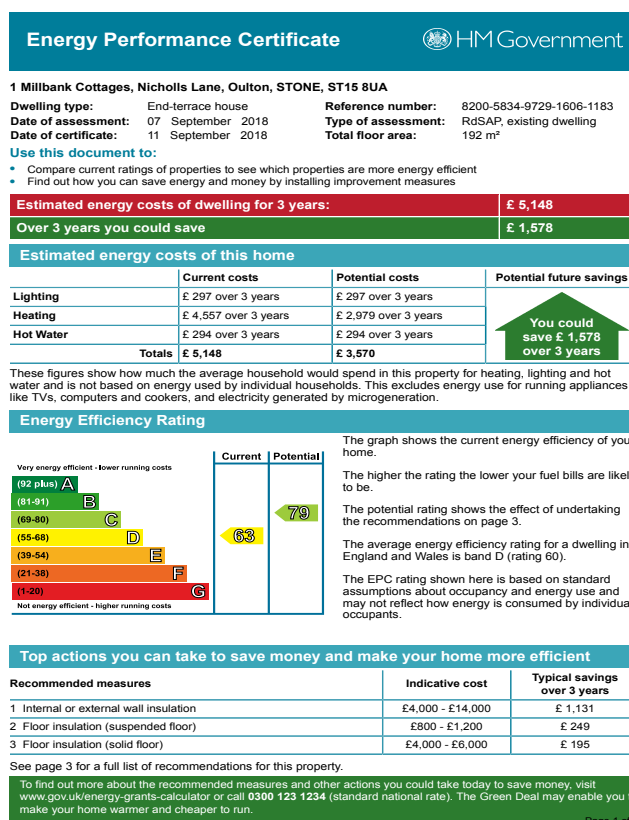
Services: Mains gas, water, electricity. Drainage to a septic tank.

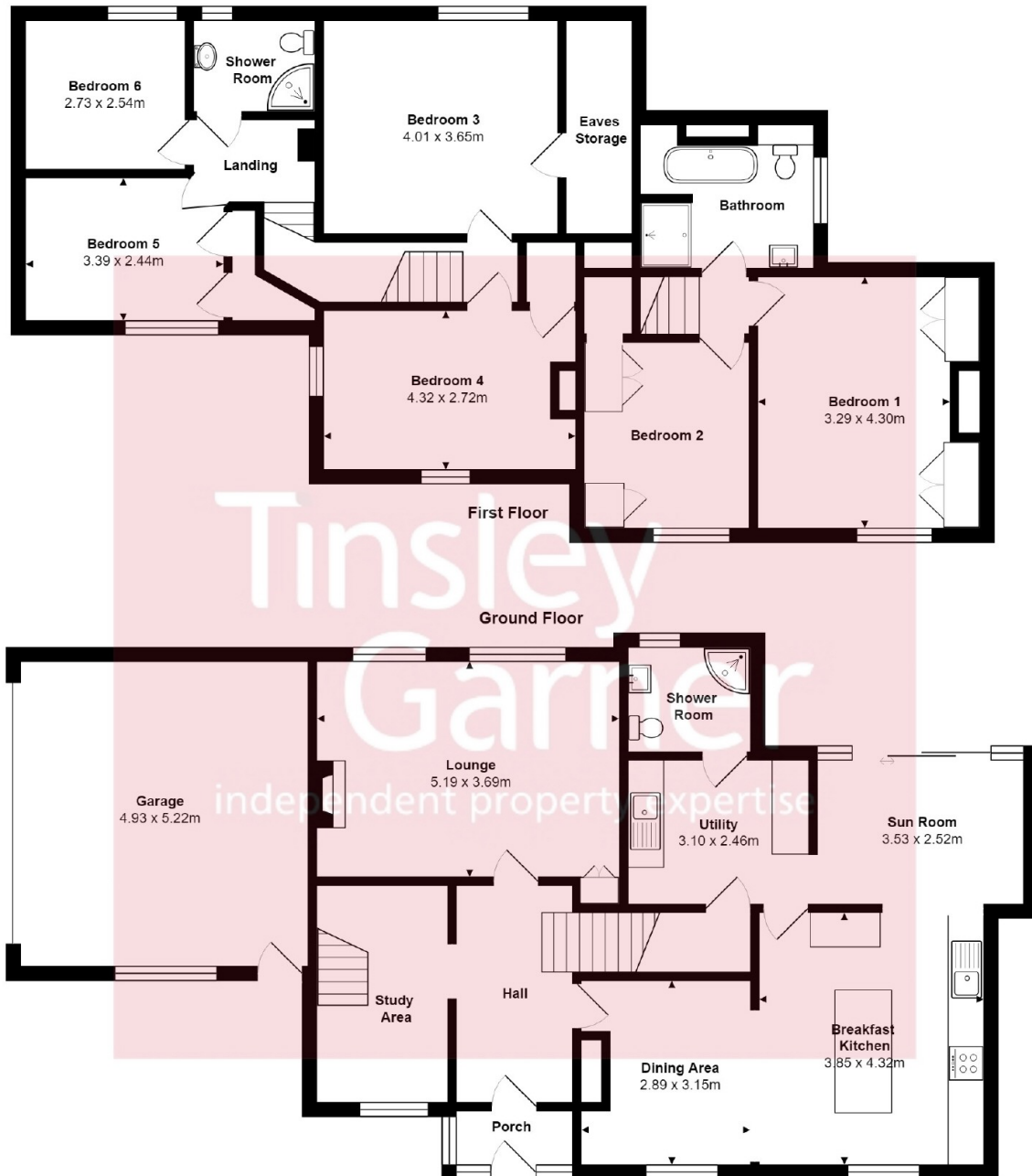
Council Tax Band C

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion





Total Area: 194.2 m² (excluding garage)
 All contents, positioning & measurements are
 approximate and for display purposes only