



**Graham Watkins & Co**

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## **Courtyard Cottage, East Wing, Warslow Hall, Warslow, SK17 0HD**



**A beautiful stone cottage situated in the delightful village of Warslow, set in private grounds with far reaching views over the surrounding countryside. Courtyard Cottage boasts two bedrooms, sitting room, kitchen with solid fuel Rayburn, study/office, utility and bathroom. Externally, there is a courtyard with storage to the front and vegetable garden at the rear. Off road parking for two vehicles. The cottage is heated by a oil fired central heating boiler. No pets, no smokers.**

**£500 Per Calendar Month  
(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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### Situation

Courtyard Cottage is situated in the Private grounds of Warslow Hall and offers far reaching views over the surrounding countryside. Ideal for commuting to the Staffordshire, Derbyshire and Cheshire borders.

### Directions

From our Leek office take the A523 Ashbourne Road for 4 miles. Turn left at Bottomhouse crossroads onto the B5053 and stay on this road for approximately 7 miles; passing through the village of Onecote, continuing up onto Butterson Moor, through the village of Warslow and pass the right hand turn for Hulme End. Continue for approximately ½ a mile and the stone walled boundary surrounds Warslow Hall and turn into the second driveway into the main courtyard, where Courtyard Cottage is situated on the left hand side.

### Accommodation Comprises;

A front entrance hall with external door to the front aspect, window overlooking the courtyard, double radiator, tiled floor, fitted coat hooks and stairs off.

Providing access to:

### Kitchen 4.45 x 2.94 (14'7" x 9'8")

Having windows to the front and rear aspects, matching base and wall units, tiled splash backs, work surfaces, inset stainless steel sink, double radiator, Rayburn providing cooking facilities, tiled floor and pantry off with fixed shelving.



### Dining / Reception Room 3.38 x 2.38 (11'1" x 7'10")

With window to the rear aspect, single radiator and tiled floor.



### WC / Laundry Room 3.28 x 2.37 (10'9" x 7'9")

With low level W.C, white Belfast sink on brick supports, floor mounted oil boiler, double radiator, window to the rear aspect and tiled floor.



### First Floor Landing

### Bedroom Two 4.55 x 3.06 (14'11" x 10'0")

With windows to the front and rear aspects, double radiator, loft access and built in wardrobe.



### Sitting Room 5.20 x 4.57 (17'1" x 15'0")

Having a feature fireplace including a multi fuel stove on a stone hearth, double radiator and window to the front aspect overlooking the courtyard and countryside beyond.





### **Bedroom One 6.19 x 4.54 (20'4" x 14'11")**

With window to the front aspect overlooking the courtyard and countryside beyond, fireplace on a stone hearth, double radiator and built in wardrobes.



### **Bathroom 3.50 x 1.97 (11'6" x 6'6")**

The white suite comprises a panelled bath with Triton shower fitment, low level lavatory, pedestal wash hand basin, double radiator, heated towel rail and window to the rear aspect overlooking the gardens.



### **Outside**

Courtyard Cottage benefits from a vegetable garden at the rear, parking for two vehicles, courtyard garden and storage shed.



### **Services**

We believe all mains services are connected. The heating is oil fired.

### **Viewings**

By prior arrangement through Graham Watkins & Co.

### **Deposit**

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme and shall be returned at the end of the tenancy, subject to deductions. Please note no interest is paid on the deposit.

### **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.

### **Wayleaves**

The property is let 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 lease.

12/2/2020

Energy performance of buildings register

## Energy performance certificate (EPC)

THE EAST WING WARSLOW HALL LONGNOR ROAD WARSLOW SK17 0HD		Energy rating <b>E</b>
Valid until 6 October 2030	Certificate number 2030-3421-1000-0935-0292	

**Property type**  
Semi-detached house

**Total floor area**  
90 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be A.

[See how to improve this property's energy performance.](#)