



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Roselyn

Hill Top

Brown Edge, Staffordshire, ST6 8TY

Offers Over £395,000



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Roselyn Hill Top

Brown Edge, Staffordshire,
ST6 8TY

Roselyn offers a fantastic opportunity to purchase a two bedroom cottage including a self contained detached Annex, gated access to approximately one acre of land and a good range of outbuildings and stable block. The property has been immaculately maintained throughout and offers scope for those with small holding or Equestrian interests. Roselyn is situated within close proximity to commuter links and local amenities and is set in a semi-rural location, with ample off road parking and far reaching views of the surrounding landscape. This property is not to be missed - early viewing highly recommended!

Accommodation Comprises

Entrance Porch

With external door to the front aspect with UPVC double glazed windows to the side aspect and exposed stone flooring with feature stable door leading into the dining room.

Dining Room

12'5" x 11'10" (3.79m x 3.62m)

With fireplace incorporating multi fuel stove, UPVC double glazed windows to the front aspect, wooden flooring, and exposed beams. With stairs leading off:

Kitchen

12'3" x 8'10" (3.75m x 2.71m)

With base cupboards and drawers, roll top surface, Rangemaster 90 Range cooker, Plumbing for a washing machine, one and half bowl stainless steel sink unit, matching wall cupboards, UPVC double glazed window to front aspect and tiled flooring.

Bathroom

11'4" x 7'10" max (3.46m x 2.41m max)

Roll top bath with separate shower cubicle incorporating Triton shower fitment, pedestal wash hand basin, low level W.C, part tiled walls and radiator, two built in storage cupboards, tiled flooring. The bathroom has two UPVC double glazed obscured windows.

Lounge

UPVC double glazed patio doors overlooking views of surrounding countryside, UPVC double glazed window to the front aspect, radiator and internal exposed beams and exposed feature stone walls.

First Floor Landing

With exposed beams

Bedroom One

11'11" x 9'7" (3.65m x 2.94m)

With UPVC double glazed window to the front aspect, radiator and wooden flooring along with exposed beams.

Bedroom Two

10'0" x 8'10" (3.05m x 2.70m)

With UPVC double glazed window to front aspect, radiator, exposed beams

Outside

With gated access to parking and patio with Indian Stone.





ANNEX

Entrance Door
Giving access to:

Living Room/Kitchen/Dining Room
20'1" x 12'4" (6.14m x 3.78m)

UPVC double glazed external door to side aspect, pair of UPVC double glazed patio doors to front aspect, UPVC double glazed windows to rear and side aspects, two single radiators, laminate flooring.



Kitchen Area: comprising base cupboards and drawers with roll top work surfaces over incorporating stainless steel sink unit with mixer tap, New World gas cooker, brushed chrome extractor fan, built in gas fired central heating boiler, tiled splashbacks, inset halogen downlighters, exposed ceiling beams, loft access, built in store cupboard.

Bedroom
10'2" x 8'2" (3.12m x 2.5m)

UPVC double glazed window to side aspect, single radiator, loft access, inset halogen downlighters, laminate flooring.

Shower Room
6'7" x 5'11" (2.03m x 1.81m)

Fully tiled shower cubicle incorporating shower fitment, low level W.C, wash hand basin in vanity with cupboards beneath, heated towel rail, UPVC double glazed frosted window to side aspect set on tiled sill, wall mounted extractor fan, fully tiled walls, inset halogen downlighters, tile effect laminate flooring.



Externally

Rear gardens laid to flagged patio, borders incorporating shrubs, courtesy lighting. Gravelled driveway to the rear of the property leading to further parking and car port. The car port has power connected.

Adjoining Outbuilding
18'2" x 12'10" (5.54 x 3.92)

Adjoining concrete block and corrugated roof outbuilding with double doors, concrete floor, electric and multi fuel stove.

Garage
22'11" x 13'11" (6.99 x 4.25)

Having double doors, concrete base, electric light and power connected



Stable Block
19'8" x 13'0" (6 x 3.97)

A block of two stables on concrete base, with power and stable doors and external power connected.

Adjoining Open Fronted Barn

15'11" x 12'9" (4.87 x 3.90)

With lighting connected.

Adjoining Wood Shed

15'11" x 7'9" (4.87 x 2.37)

With lighting connected.

Paddock

Extending to approximately one acre having gated access from the Cottage and stone walled boundary.

NOTE:

Within close proximity to the property is a further paddock extending to approximately two acres or thereabouts incorporating a field shelter. The purchase of this two acre paddock is available by separate negotiation.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

All mains services are connected

Tenure and Possession

We believe the property is freehold and vacant possession will be given upon completion

Council Tax and Local Authority

We believe the council tax band 'C' and the local authority is Staffordshire Moorlands District Council

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.



Floor Plan

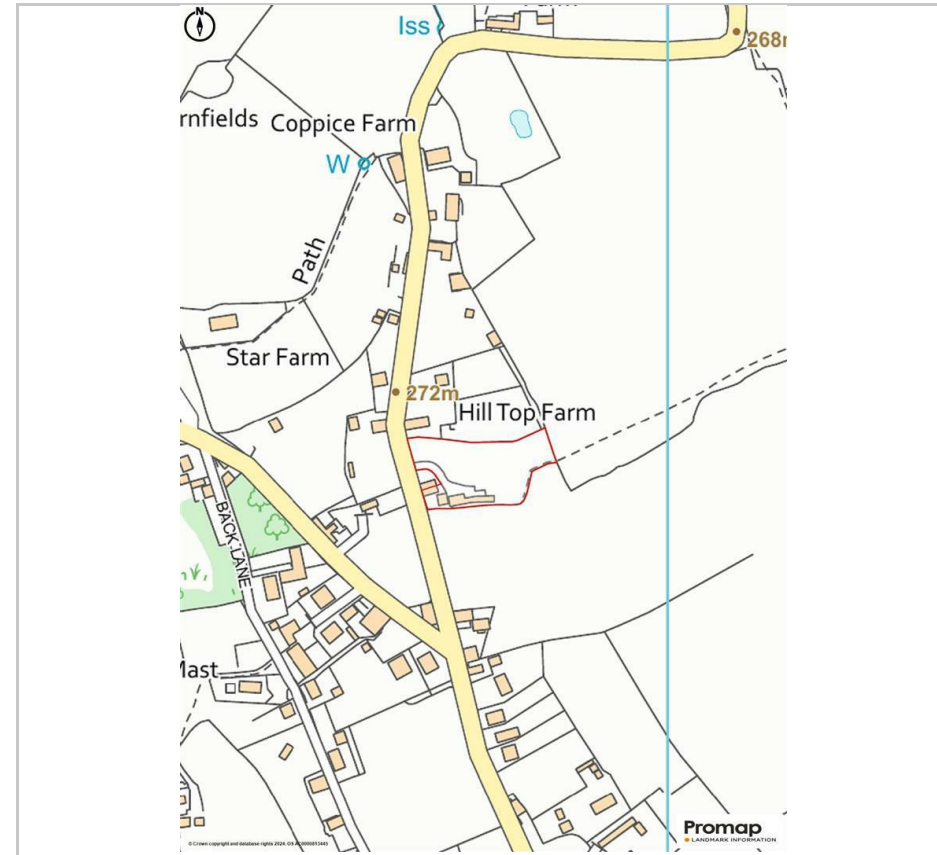


Viewing

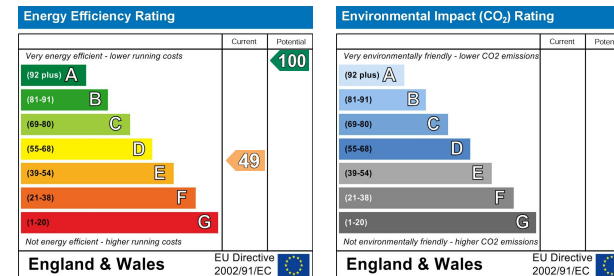
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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Map



Energy Efficiency Graph



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