



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Rock Cottage, The Boundary, Cheadle, ST10 2NU

**Offers Over £430,000**

A delightful family home positioned in an elevated location commanding far reaching views over the open countryside. 'Rock Cottage' is a superb family home which boasts FIVE bedrooms situated over three floors. There is ample off road parking together with double garage having sun terrace over and gardens laid to lawns. In brief the accommodation comprises open plan dining room and kitchen, utility, downstairs shower room, spacious living room, to the first floor are four bedrooms and family bathroom, the second floor provides a spacious fifth bedroom with separate shower room. An internal viewings comes HIGHLY recommended to be fully appreciated.





### Situation

Rock Cottage is situated at The Boundary which is just on the outskirts of the busy town of Cheadle. Ideal for commuting to Staffordshire and Stoke-on-Trent. Set in an elevated position offering views across the countryside.

### Directions

From our Derby Street office take the A520 out of the town. After passing through Wetley Rocks take the left hand turn in Blakeley Land signposted Cheadle. Continue along turning left at the end and continue onto the town of Cheadle. Follow the one way system through Cheadle heading out towards Forsbrook. At the cross road by The Red Lion turn left into The Boundary, turn left again into Commonsides and follow the road to its extremity where Rock Cottage is situated.

### Accommodation Comprises:

Utility 18'10" x 10'5" max (5.75 x 3.18 max)



With an external door to the side aspect, base cupboards and drawers including plumbing for an automatic washing machine, worktops over, matching wall cupboards, tiled floor and single radiator, built in cloak cupboard.

Downstairs Shower Room 6'10" x 6'11" (2.09 x 2.13)

With a double shower cubicle including a mixer shower, wash hand basin set in vanity unit, uPVC double glazed window to the side aspect, tiled walls and floor.

Living room 20'7" x 11'10" (6.29 x 3.61)



The living room has a double glazed sash window to the front aspect, uPVC double glazed window to the side aspect, feature fireplace including an open fire, two antique style radiators.



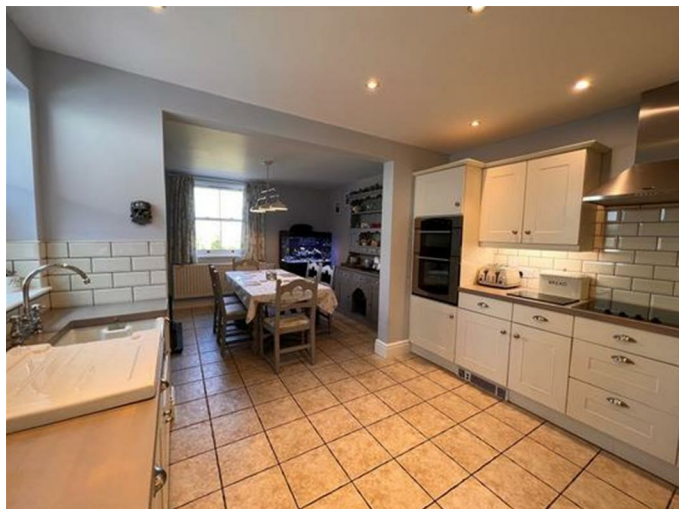
Open Plan Dining Kitchen 20'7" x 9'10"max (6.27m x 3.00mmax)



The dining kitchen provides a range of matching wall and base units, inset Belfast sink, integrated



dishwasher, electric double oven, plinth heater, work surface, two uPVC double glazed windows to the side aspect and tiled floor. The dining area has an ornate fireplace including an open fire, uPVC sash window to the front aspect and double radiator.



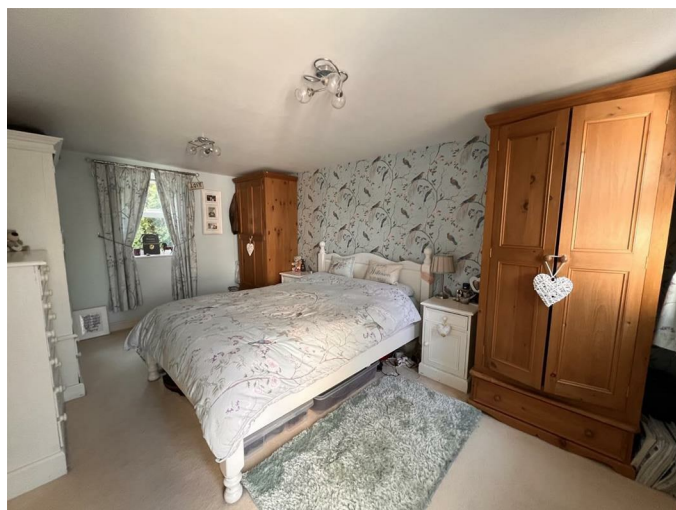
#### First Floor Landing

With a single radiator and staircase to the second floor.

#### Bedroom One 16'3" x 10'4" (4.96 x 3.16)



Bedroom One has a pair of patio doors to the side patio, double radiator, and two uPVC double glazed windows to the side aspect.



#### Bedroom Four / 4 Office 7'11" x 6'2" (2.42 x 1.90)

With uPVC double glazed window to the side aspect and single radiator.

#### Bedroom Two 11'11" x 10'4" (3.65 x 3.17)



Having a uPVC double glazed sash window to the front aspect and double radiator.



Bedroom Three 11'11" x 10'4" (3.64 x 3.15)



With a uPVC double glazed sash window to the front aspect, uPVC double glazed window to the side aspect, double radiator and decorative fireplace.

Family Bathroom 10'0" x 8'7" (3.06 x 2.63)



The bathroom suite comprises a bath with central mixer tap, low level lavatory, pedestal wash hand basin, uPVC double glazed obscured window to the side aspect, single radiator, part tiled walls and built in store cupboard.

## Second Floor

Bedroom Five 28'6" x 11'11" max (8.69 x 3.65 max)



With three skylight windows to the front and side aspects, double radiator, uPVC double glazed window to the rear aspect and vaulted ceiling.



## Shower Room



With a glass shower cubicle, skylight window to the front aspect, low level lavatory, pedestal wash hand basin and radiator.

### Double Garage 18'7" x 17'5" (5.68 x 5.33)



The garage benefits from an electric door, concrete floor, lighting and power connected, pedestrian door to the side aspect.

There is also a sun terrace with a wrought iron balustrade.

### Outside

Externally, Rock Cottage has a driveway which provides ample off road parking, mature shrubs, pedestrian gated access to the side and rear aspects.



### Garden



The garden features Indian Stone steps with feature outhouses built into the rock. A sun terrace provides far reaching views over the surrounding countryside. There is also a slate path with further Indian Stone steps leading to a lawned garden with views over the countryside.



### Services

We believe the property is connected to mains services.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### 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



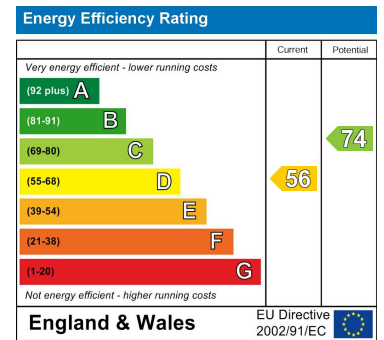
Total area: approx. 1865.4 sq. feet

Plan produced by www.firstpropertyervices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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