

# The White House

Consall Forge

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EST 1871

The White House
Consall Forge
Wetley Rocks
Stoke on Trent
ST9 0AJ

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The White House is a wonderful and unusual property located in the tranquil setting of the Churnet valley. Situated on the bank of the River Churnet, alongside a historic steam railway.

The cottage stands on approximately an acre of garden and dates from the mid 1800s. Both the interior and exterior have original features from that period.

This is an ideal property for those seeking a rural retreat tucked away from the busy world yet accessible to local amenities.

Access is granted to the cottage via a footbridge over the river, the cottage sits on a 1 acre plot of land and there is a further parking area.

**Guide Price**

**£395,000**

Ashbourne Office - 01335 342201

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# Ground Floor

The property embraces a traditional country cottage feel throughout both floors with original features including beamed ceilings and ledge and brace internal doors.
Welcoming you to the cottage through the front door is the **Entrance Hall** provides access to the Kitchen.

The **Kitchen** which is fitted with wall and base units, electric cooker with extractor fan over, integrated fridge, freezer and washing machine, plumbing and space for dishwasher, tiled floor and sink with drainer and mixer tap. There is also a traditional open fire with cast iron mantel. External access door gives access to the rear garden and convenient under stairs storage and the Bathroom is also accessed from the kitchen.

Located on the ground floor the **Bathroom** comprises of tiled flooring and a fitted matching three piece suite including bath with shower over, sink and WC.

Thence to the **Dining Room** , with carpeted floor and home to a lovely double sided log burner that is shared with the living room.

Timber steps lead down from the Dining Room into the **Lounge.** The cottage feel and charm is continued in this room through the elevation of the double faced log burner. Enchanting views to the front and rear of the property can be enjoyed from the lounge. Double French style external doors allow access to the garden area.









# First Floor

The staircase rises from the **Hall** to the **Landing**. The first floor has two spacious double bedrooms both enjoying the unique views surrounding the property. There is ample storage in both bedrooms with an airing cupboard in one and built in cupboards in the other. Both bedrooms have carpeted floors.











# Externally

The property is bordered by the river Churnet and the Churnet Railway which is a preserved standard gauge heritage railway that was opened in 1849. The property also benefits from three parcels of land with the whole plot extending to circa 1.0 acre Sitting at the front of the property is a well maintained paddock and at the rear of the property is a delightful area of woodland pasture, home to mature trees. The rear garden is predominantly enclosed by fencing, laid to lawn with a patio area, perfect to enjoy the views of the river and the railway. There is a parking area across the river for the cottage.

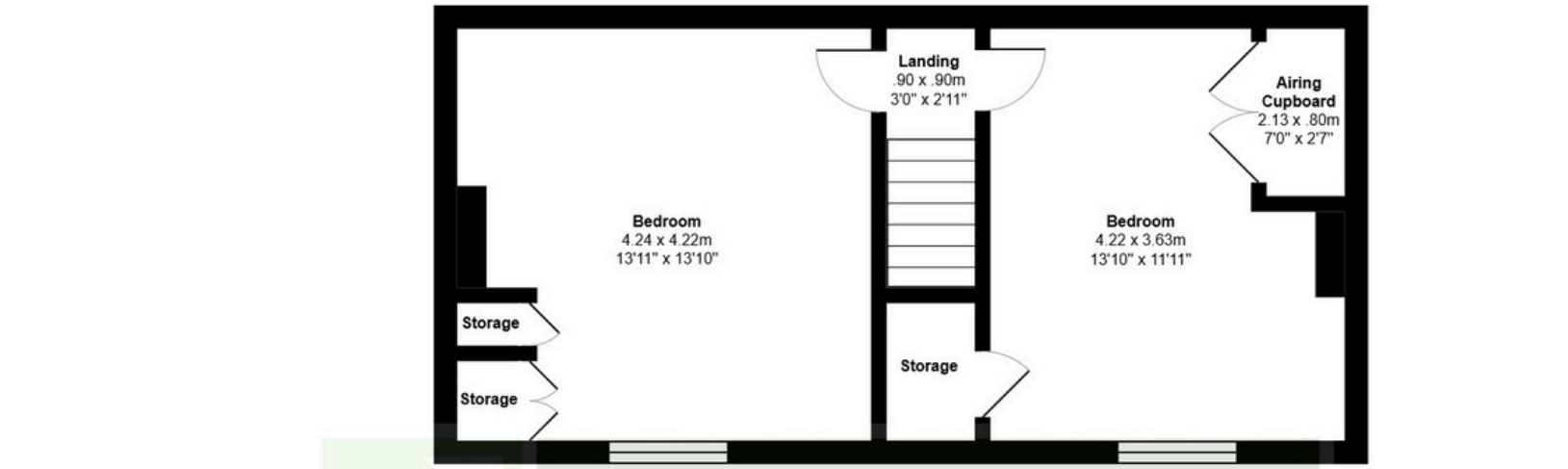




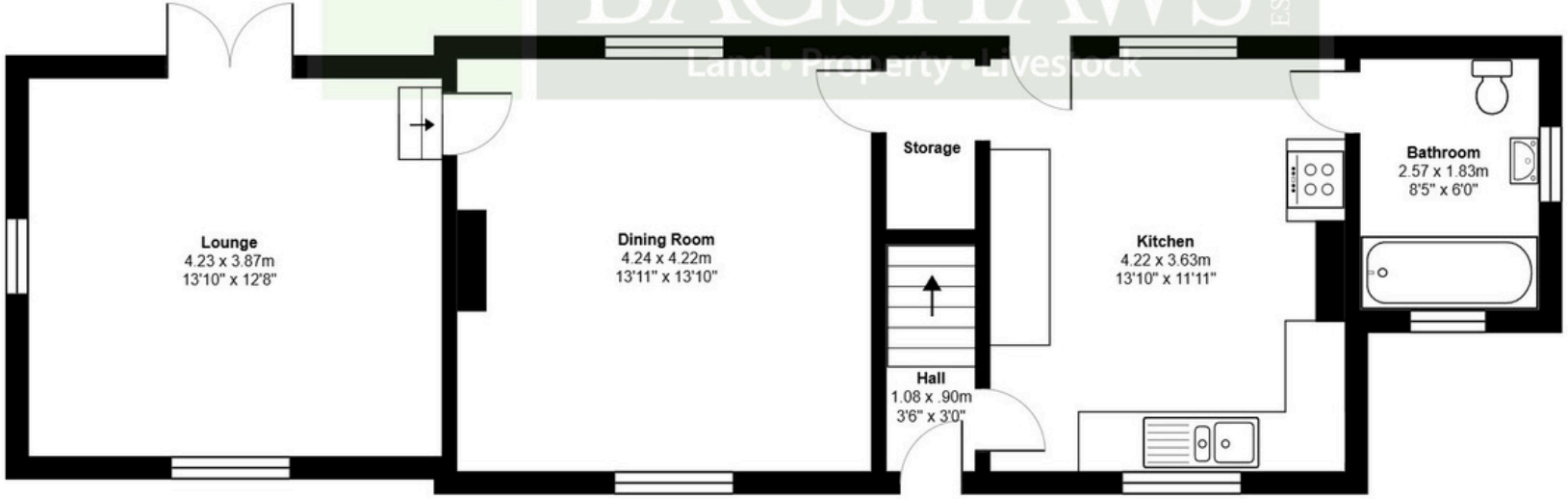









First Floor




Ground Floor

All measurements are approximate and for display purposes only

# General Information

**Services:**
Mains Electricity and Gas. Private Water and Drainage.

**Tenure and Possession:**
The property is sold Freehold with vacant possession.

**Sporting, Timber and Mineral Rights:**
It is understood that these are included in the sale as far as they exist.

**Rights of Way, Wayleaves and Easements:**
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars

**Fixtures and Fittings:**
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Local Planning Authority:**
Staffordshire Moorlands

**Directions:**
What3words///interviewer.twist.beams

**Viewings:**
Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

**Council Tax Band –** C

**EPC** – E

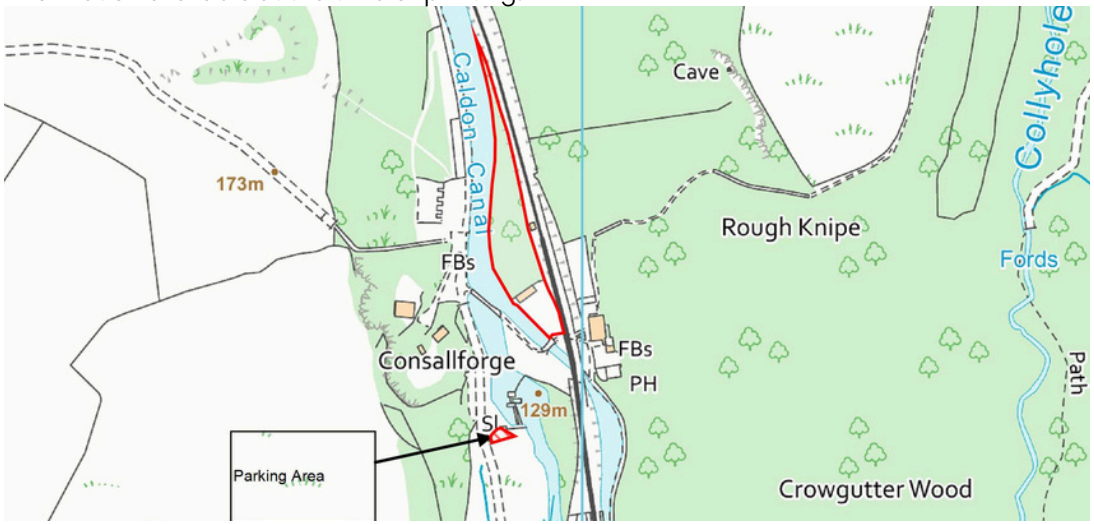
**Parking:**
There is defined parking for 2 vehicles adjacent to the access road. Please see shaded area on the plan.

**Broadband Connectivity:**
We understand the property could be connected to a fixed line. We recommend that prospective purchasers consult https://www.ofcom.org.uk to obtain an estimated broadband speed for the area.

**Mobile Network Coverage:**
Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (https:// www.ofcom.org.uk) to obtain an estimate of the signal strength for this area.

**Anti-Money Laundering Checks**
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

**Agents Notes:**
Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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