



Canal Cottage

Denford



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

Canal Cottage

Denford, Leek
Staffordshire
ST13 7JT

Unique Detached Property

Idyllic Canal-Side Setting

Highly Regarded Area At Denford

Beautifully Presented Accommodation

Arranged Over Three Floors

Air-Source Heating & Water System

Solar Panels

Excellent Sized Plot

Viewing Highly Recommended

Offered With No Upward Chain Involved

Offers in the region of : £625,000



2



3



2



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Council
Tax Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk



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CANAL COTTAGE, DENFORD

This unique detached property is situated in an idyllic canal side setting in the highly sought after location of Denford, sitting beside the Hazlehurst Aqueduct where two branches of the Caldon Canal cross, just on the outskirts of the popular market town of Leek set within the Staffordshire Moorlands.

We understand that original parts of "Canal Cottage", a Lock Keepers Cottage, date back to around the early 1800's and over the years has been upgraded and extended to an excellent standard and now offers spacious accommodation over three floors which also benefits from newly fitted double glazing, air-source heating and water system and solar panels.

The property briefly comprises: Entrance Porch, Entrance Hall, Dining Room, Living Room, Conservatory, Kitchen, Rear Porch and W.c to the ground floor. Landing Area, Two good sized Bedrooms, Bathroom and Plant Room / Store to the first floor. To the lower floor is a fabulous Living Room with open fire and double doors that access to the gardens.

The property also boasts additional accommodation in the form of an attached annexe consisting of a Bedroom and Shower Room, ideal for a young adult or elderly relative or for staying guests.

Externally the property occupies an excellent sized plot that we believe amounts to just over half an acre or thereabouts of well maintained lawned gardens, display borders, paved patio area and walk ways along the side of the canal, additionally there are useful outside stores, a large workshop and a summer house.

The access to the property is only a short distance walk from the road and Hollybush public house. (Please note it is pedestrian access only).

The property is offered For Sale with No Upward Chain involved.

Accommodation



Entrance Porch

Tiled floor. Access to:

Entrance Hall

Radiator. Stairs to upper and lower floors.

Inner Hallway

Radiator.

Living Room

Radiator. Log burner.

Kitchen

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and extractor unit above. Electric oven and grill. Tiled floor. Radiator. Plumbing point.

Rear Porch

Tiled floor. Rear door.

W.C.

W.c. Wash basin with storage unit below. Tiled floor. Plumbing point for washing machine. Storage shelves.

Dining Room

Open fire with feature surround. Radiator. Wood flooring. Access to:

Conservatory

Radiator. Wood flooring. Electric heater. Double doors to side.

Lower Floor

Living Room

Open fire. Radiator x 2. Double doors to side. Exposed beams. Wall light point x 3.

First floor landing area

Exposed beams. Radiator. Loft access.

Master Bedroom

Radiator. Built in storage cupboard. Loft access.





Bedroom

Radiator. Loft access.

Bathroom

Corner shower cubicle. Bath with feeder shower. W.c. Wash basin. Radiator.

Plant Room / Store

Linen cupboard. Heating controls.

Outside

Externally the property occupies an excellent sized plot that we believe amounts to just over half an acre or thereabouts of well maintained lawned gardens, display borders, paved patio area and walk ways along the side of the canal, additionally there are useful outside stores, a large workshop and a summer house.

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Annexe

Living Room / Bedroom

Electric heater. Wood flooring.

Shower Room

Corner shower cubicle. W.c. Wash basin with storage below. Heated towel rail.

Services

Mains Water & Electric.

Septic tank drainage.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents



Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are 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.

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.



PLEASE NOTE

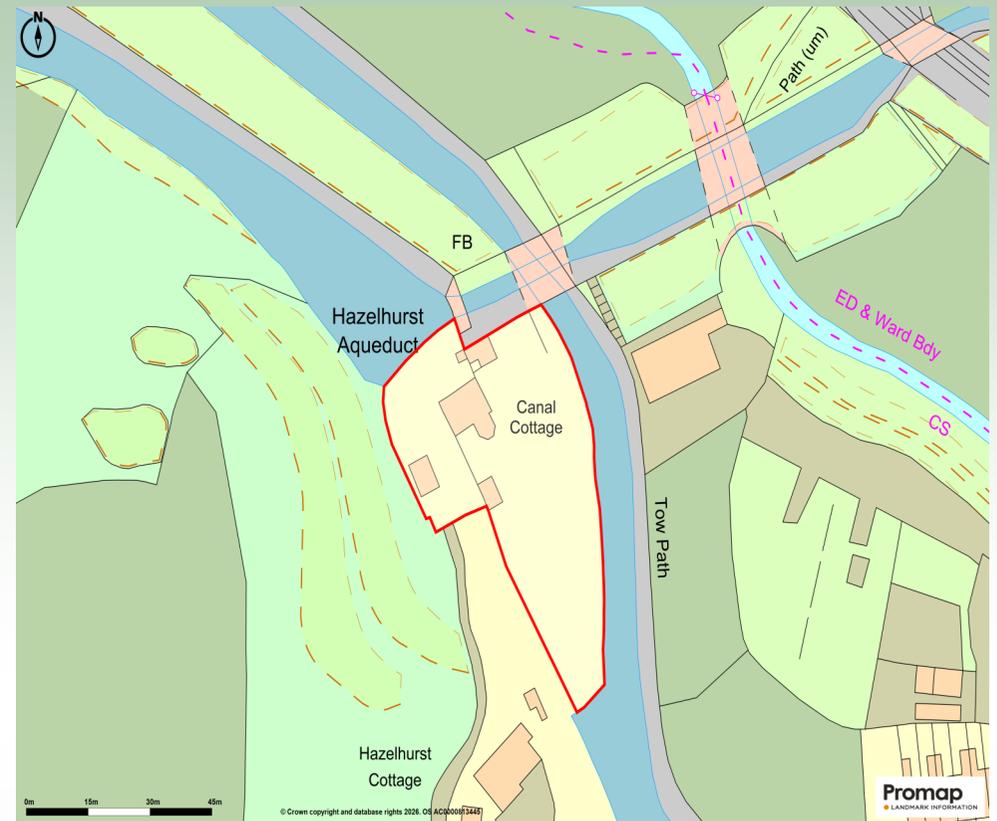
The vendor has informed us that there may be parking available with the consent of the Canal & River Trust. They have also advised us that there are two potential moorings available again with the consent of the Canal & River Trust.

Agents Note:

Bury & Hilton 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. Bury & Hilton 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



All measurements are approximate and for display purposes only



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