



Moor Cottage Ellastone Road

Cauldon Low



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Moor Cottage Ellastone Road

Cauldon Low
Staffordshire
ST10 3ER

This delightfully situated detached cottage occupies a superb position and takes in some outstanding views over the surrounding countryside.

The property which dates back to around 1870 occupies a superb elevated position at Cauldon Low and boasts some breathtaking scenery towards Waterhouses and Morridge Top, easy access can be gained to the market towns of Leek, Cheadle and Ashbourne and Alton Towers theme park is only around 3 miles away.

The property benefits from oil fired central heating and double glazing and briefly comprises: Entrance Porch, Entrance Hall, Kitchen / Diner, Dining Room, Living Room and Conservatory to the ground floor. Landing Area, Three Bedrooms and a good sized Bathroom to the first floor.

Externally, the property has a a driveway providing ample off street parking and a good sized detached garage and a lawned garden area.

Viewing is highly recommended to appreciate all this superb character house has to offer.



Offers In The Region Of £395,000



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Leek - 01538 383344



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General Information

Entrance Porch

Tiled floor. Central heating boiler. Access to:

Entrance Hall

Radiator. Stairs off.

Kitchen

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Radiator. Understairs storage cupboard with plumbing point x 2. Tiled floor. Gas hob with extractor unit above. Electric oven x 2. Solid fuel range cooker.

Dining Room

Radiator. Access to:

Living Room

Radiator x 2. Laminate flooring. Open fire. Double doors to:

Conservatory

Radiator. Tiled floor. Double doors to rear.

Landing Area

Radiator.

Bedroom

Radiator. Loft access.

Bedroom

Radiator. Loft access.

Bedroom

Radiator. Storage cupboard.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator. Airing cupboard.

Outside

Externally, the property has a a driveway providing ample off street parking and a good sized detached garage and a lawned garden area.

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



Fixtures and Fittings

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

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

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.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

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 on information available at the time of printing.



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