

The Old School House Rectory Road, Stoke-On-Trent, ST10

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£1,075 PCM





ABODE Lettings are pleased to offer for the first time this beautifully converted former schoolhouse combines historic charm with modern comfort. It features oil-fired central heating and offers a welcoming entrance hall leading into a spacious, open-plan living and dining area with high ceilings. The kitchen is well-equipped, and on the ground floor, there's a stylish bedroom with a luxury en-suite bathroom. Upstairs, you'll find an additional double bedroom along with a separate shower room.

The property includes off-street parking and sits within mature grounds, providing stunning views of the surrounding countryside.

There is also a large garden which is separate from the property.

Located in the village of Hollington, just three miles from the historic town of Rocester, and close to the villages of Stubwood and Denstone, the area offers a variety of amenities. The home is conveniently situated near nearby towns like Uttoxeter, famous for its racecourse and about five miles to the south, and Ashbourne, known as the "Gateway to Dovedale" and the Peak District, just six miles to the north. Alton Towers, one of Britain's most popular theme parks, is also only four miles away. Outdoor activities abound, with access to the Staffordshire Way, the Tissington Trail, and the scenic Weaver Hills.

Local Points of Interest: Hollington is well-known for its Hollington Stone, used in the reconstruction of Coventry Cathedral after World War II. Another notable feature nearby is the 11th-century Croxden Abbey, visible from parts of the property, adding an extra historical touch to this charming home.





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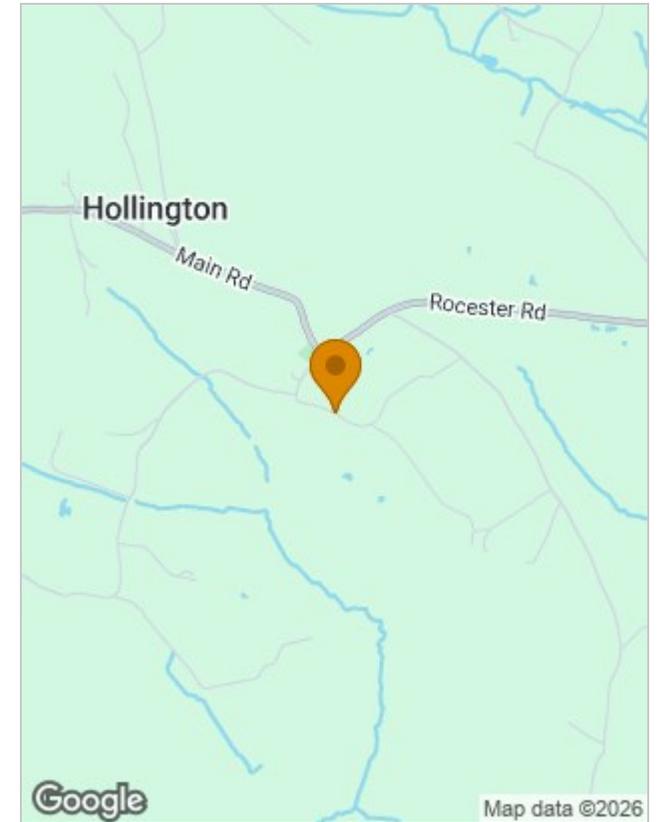
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## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.