



Clover Cottage The Boundary, Nr Cheadle, Staffordshire, ST10 2NU

Guide price £125,000

GUIDE PRICE £125,000 - £135,000

'There is nothing like staying at home for real comfort.' - Jane Austin

A rare opportunity to acquire a charming one bedroom terrace cottage situated in the semi-rural location of Boundary. Having been respectfully updated by the current owner, this cosy home now exhibits stylish interiors ideal for individuals looking for a slower pace of life in an idyllic setting.

Denise White Estate Agents Comments

Nestled in a serene setting, down a charming short path, this delightful one-bedroom terrace cottage exudes warmth and character, making it the perfect retreat for those seeking a peaceful countryside lifestyle.

Upon entering, you are welcomed into a cosy living room adorned with exposed beams and joists, where a log burner adds a touch of rustic charm and provides a warm ambiance on chilly evenings. Beyond the living room lies a thoughtfully designed kitchen featuring a bespoke base unit that enhances the cottage's unique character. The kitchen also boasts a practical fold-away table, cleverly maximizing work surfaces and ensuring functionality without compromising on space.

Ascend the staircase to discover a beautifully appointed bedroom bathed in natural light, thanks to two charming front-facing windows. This tranquil space is perfect for restful nights and relaxation. Adjacent to the bedroom, a stylish bathroom completes the upper level, offering modern comfort.

Externally, the property features a sizeable enclosed garden that is largely turfed, complemented by a paved patio area. This outdoor haven presents an excellent opportunity for green-fingered individuals to cultivate a magnificent cottage garden, perfect for enjoying sunny afternoons or hosting gatherings.

Overall, this enchanting cottage is an ideal sanctuary for a single individual or couple looking to reconnect with nature and embrace the countryside lifestyle.

Location

Boundary is a village in the civil parish of Forsbrook, in the Staffordshire Moorlands district, in the county of Staffordshire, England, just over two miles from the town of Cheadle and just over 10 minutes from the outskirts of Stoke-On-Trent.

There is also a public house just a five minute walk from your front door; The Red Lion Inn and two

further public houses in the neighbouring village of Dilhorne just one mile away including The Royal Oak and Charlie Bassetts.

Living Room

11'7" x 10'10" (3.54 x 3.32)



Fitted carpet. Wall mounted electric heater. Wooden door to the front aspect. UPVC double glazed window to the front aspect. Log burner. Exposed beams. Two wall lights. Access into kitchen.

Kitchen

5'11" x 10'3" (1.82 x 3.14)



Tiled flooring. Partially tiled walls. Obscured UPVC double glazed window to the rear aspect. Stairs to the first floor accommodation. Bespoke base unit with ceramic sink and mixer tap above. Integrated electric hob, microwave, and oven. Ceiling light.

First Floor Landing

Fitted carpet. Ceiling light. Access into bedroom.

Bedroom One

10'10" x 11'10" (3.31 x 3.62)



Fitted carpet. Two UPVC double glazed windows to the front aspect. Wall mounted electric heater. Exposed beams and joists. Ceiling light. Access into bathroom.

Bathroom

5'11" x 7'4" (1.81 x 2.26)



Tiled flooring. Partially tiled walls. Low level WC. Shower cubicle with electric shower. Water heater for electric shower. Wall mounted wash hand basin. UPVC double glazed window to the rear aspect. Ceiling light.

Outside



Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

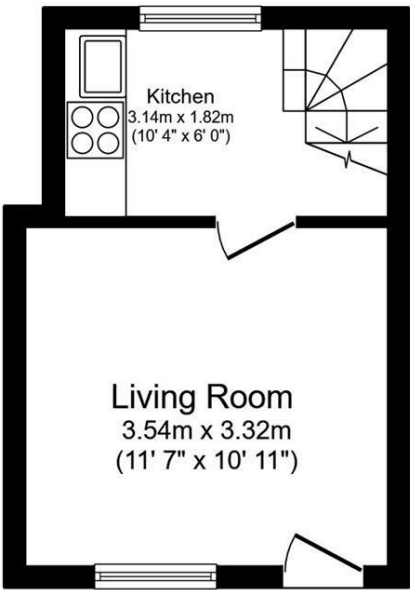
The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

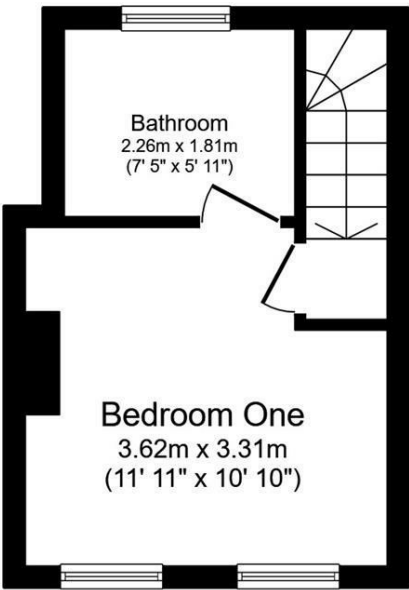
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Ground Floor

Floor area 17.7 sq.m. (191 sq.ft.)



First Floor

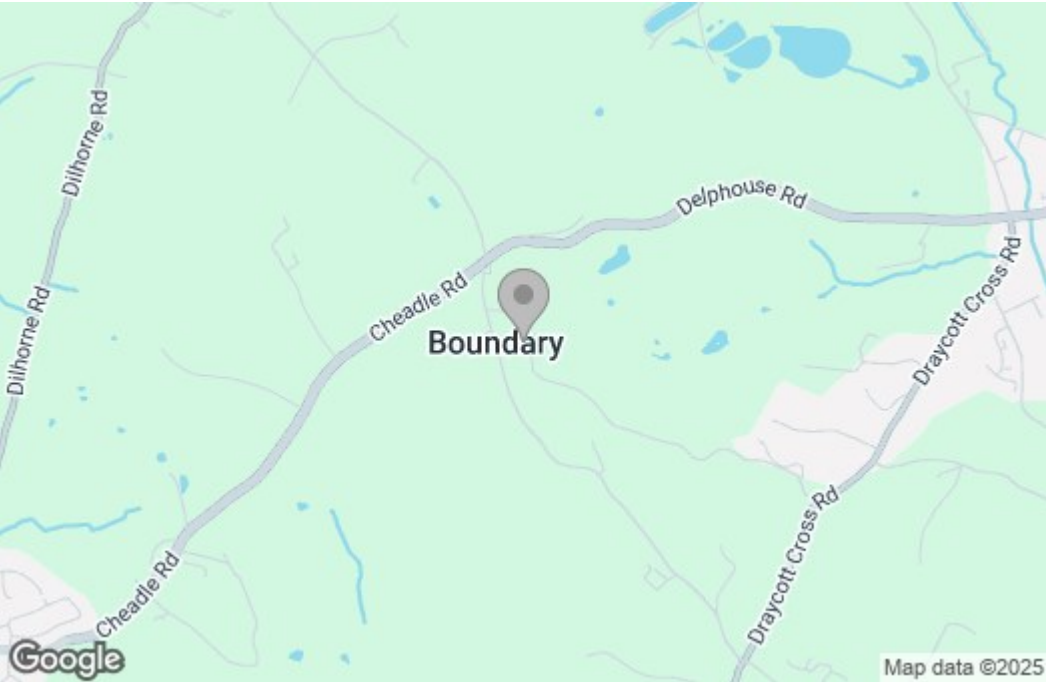
Floor area 17.7 sq.m. (191 sq.ft.)

TOTAL: 35.5 sq.m. (382 sq.ft.)

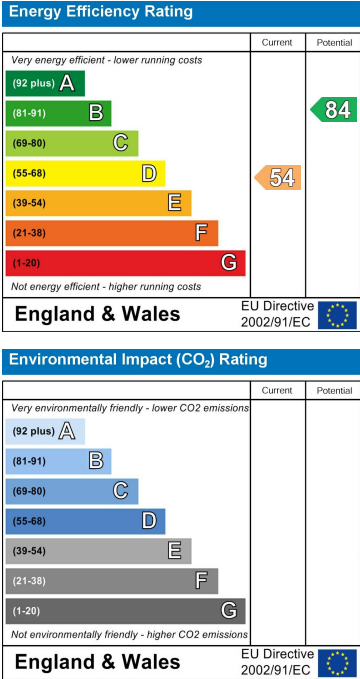
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.