







Abode are thrilled to present this beautifully presented cottage, ideally located in the picturesque village of Foxt, boasting breathtaking countryside views. Foxt is renowned for its scenic walks, while being just a short distance from the local pub and café. The towns of Cheadle, Ashbourne, and Leek are all within a short drive, offering a wide range of amenities, shops, and schools.

This delightful home is beautifully maintained throughout by the current owners. To the rear, there is a designated parking space with gated access to a private yard, which leads directly to the property. To the front, the elevated terrace provides stunning views, with steps leading down to the main garden, which is neatly laid to lawn.

In brief, the property comprises: a welcoming hallway/ utility room, WC, kitchen/diner, and a cosy living room on the ground floor. The first floor offers two well-proportioned bedrooms and a family bathroom. The loft is partially boarded and presents the potential for conversion into a third bedroom, subject to the necessary planning permissions.

This charming cottage is an ideal opportunity for first-time buyers, those looking to downsize, or even as a potential holiday let. An early viewing is strongly recommended to fully appreciate this wonderful home.



 **ABODE**  
SALES & LETTINGS



### Entrance Hallway/ Utility

Tiled flooring, central heating radiator, UPVC double glazed door leading into the property, space and plumbing for a washing machine and tumble dryer.

### WC

Tiled flooring, UPVC double glazed window to the rear elevation, white WC and wash hand basin with tiled backsplash, central heating radiator, eye level cabinet providing storage.

### Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, built in cooker and hob with extractor hood above, integral dishwasher, space for a fridge freezer. Tiled flooring, partially tiled walls, UPVC double glazed window to the rear elevation, space for a dining table and chairs.

### Living Room

UPVC double glazed sliding patio doors taking full advantage of the countryside views, feature fireplace with log burner, under stairs storage cupboard, central heating radiator.

### Landing

UPVC double glazed window to the front elevation, loft access.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.



### Bathroom

White suite comprising:- WC, wash hand basin, bath with panelling, corner shower cubicle. Partially tiled walls, tiled flooring, UPVC double glazed window to the rear elevation, airing cupboard, central heating radiator.

### Loft

The ideal space for conversion to a third bedroom.

### Outside

Designated car parking space and enclosed yard with gated access to the rear. To the front of the property there











is a natural stone terrace with glass balustrade providing the perfect entertaining area taking full advantage of the magnificent far reaching views. With steps leading down to the garden which is mainly laid to lawn, with borders and dry stone walling, and storage beneath the terrace.











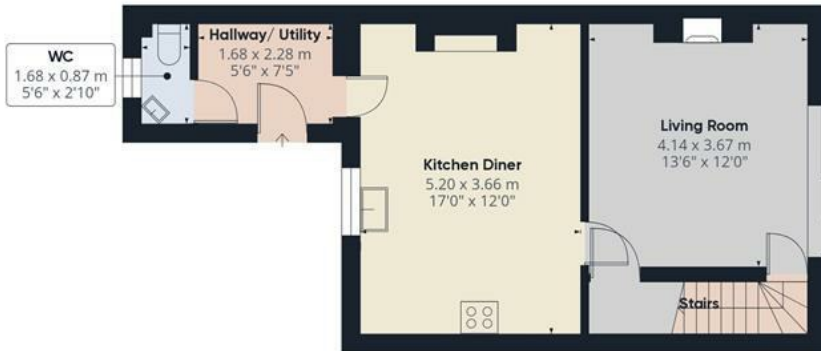








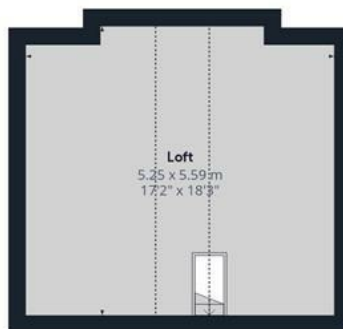




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

104.76 m<sup>2</sup>

1127.64 ft<sup>2</sup>

**Reduced headroom**

22.62 m<sup>2</sup>

243.5 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

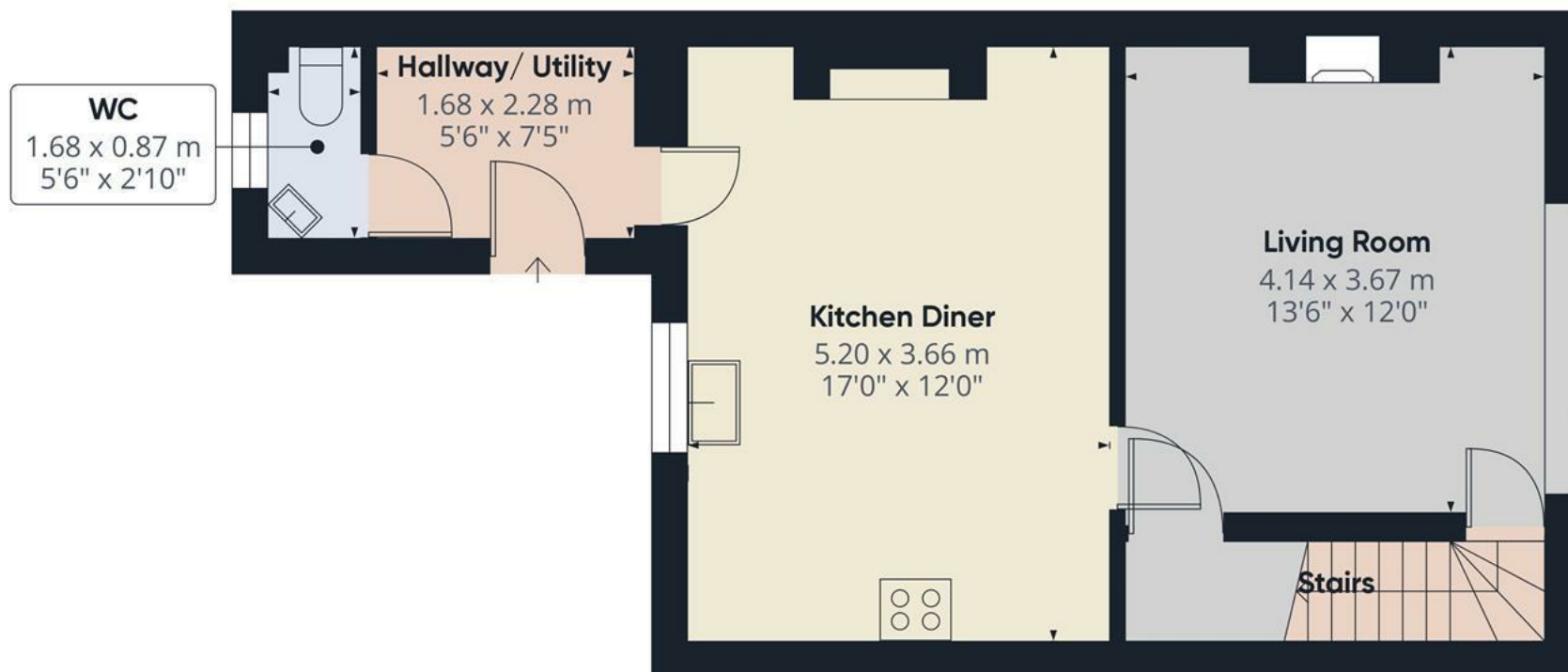
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





Approximate total area<sup>(1)</sup>

42.77 m<sup>2</sup>

460.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

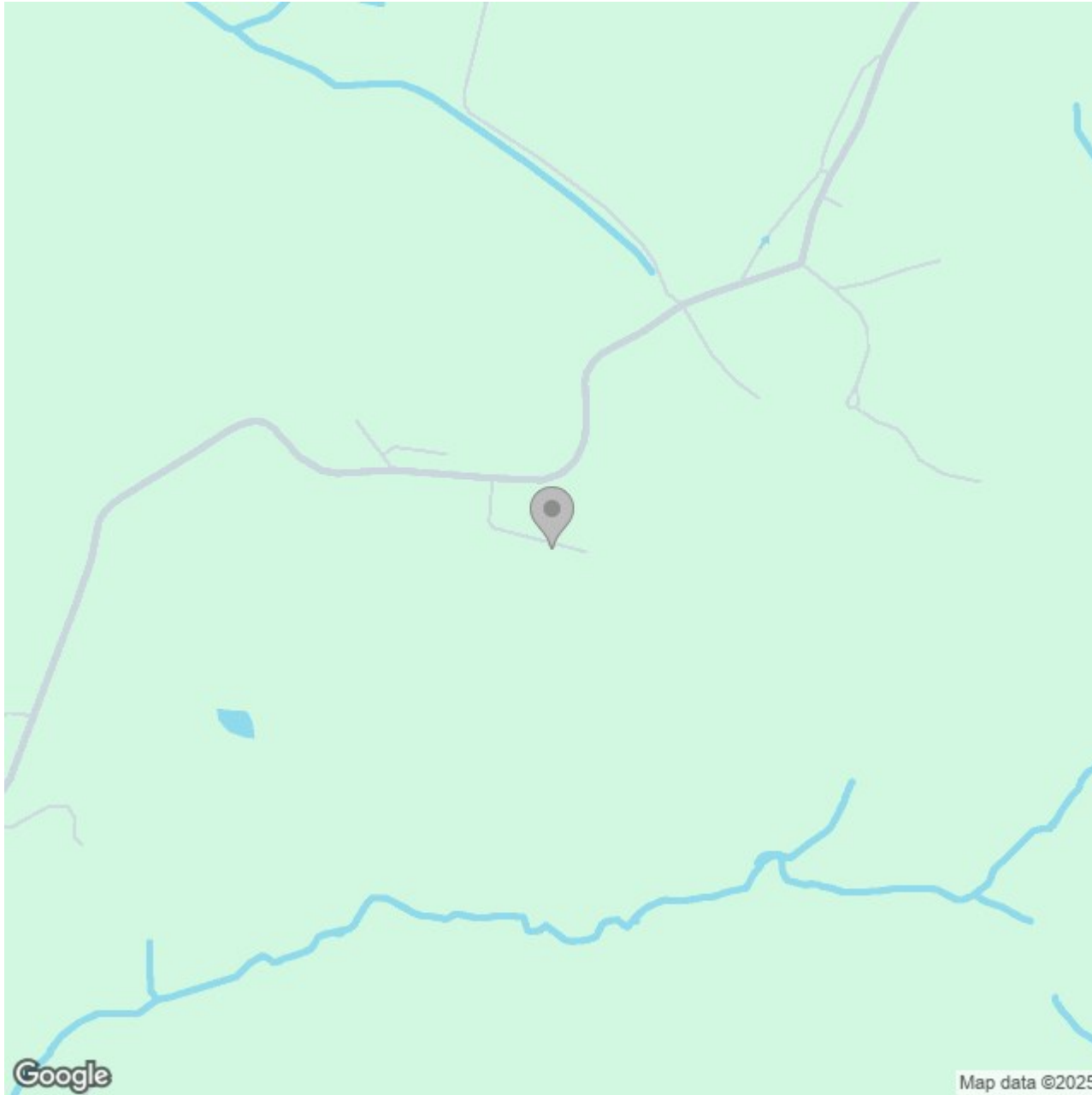
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Floor 0





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</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 