





The property is located in the picturesque hamlet of Ramshorn, Staffordshire Moorlands, enjoying a rural setting with open countryside and elevated views towards the Weaver Hills. The market towns of Ashbourne, Uttoxeter, and Leek are within convenient driving distance, offering a range of amenities, schools, and transport connections.

The accommodation is arranged over two floors and incorporates a mix of period character and modern fittings. The ground floor includes an entrance hallway with tiled flooring and timber panelling, a dual-aspect lounge featuring a cast-iron log-burning stove and glazed doors to the conservatory, and a dual-aspect kitchen/diner fitted with base and wall units, integrated cooking appliances, tiled flooring, and under-stairs storage. A rear hallway/utility area provides additional appliance space and access to a ground-floor shower room with a three-piece suite.

The first floor comprises three bedrooms and a family bathroom. Bedroom one features exposed trusses and over-stairs storage, bedroom two benefits from dual-aspect windows, and bedroom three enjoys rear-facing countryside views. The bathroom is fitted with a four-piece suite including bath, shower cubicle, WC, and wash hand basin, together with tiled walls and a heated towel rail.

Overall, the property provides well-proportioned accommodation with notable character features in an attractive rural setting.



Hallway

Entered via a timber front door, the hallway benefits from two uPVC double-glazed windows to the front and side elevations, a central heating radiator, Victorian-style complementary tiled flooring, and attractive timber wall panelling. The staircase rises to the first-floor landing, with exposed trusses adding character, and internal doors providing access to the principal ground-floor rooms.

Lounge

A well-proportioned reception room enjoying dual-aspect views to the front and side elevations via uPVC double-glazed windows. Glass-panelled double doors lead through to the conservatory. The room features a cast-iron log-burning stove with timber mantel and exposed brick surround, a tiled hearth, central heating radiator, and exposed beam detailing to the ceiling. There is also a useful study area to the rear, thermostat control, and an internal door leading to the rear hall.

Kitchen/Diner

A dual-aspect kitchen and dining area with uPVC double-glazed windows to the front and side elevations. The kitchen is fitted with a range of matching base and wall units with wood-block effect preparation surfaces and tiled flooring throughout. Integrated appliances include a one-and-a-half bowl sink with mixer tap, four-ring electric hob with extractor, and built-in oven and grill. There is plumbing and space for freestanding under-counter appliances, ceiling spotlights, a small attic hatch, useful under-stairs storage, timber panelling to feature walls, and an internal door to the rear hallway.



Rear Hallway/Utility Area

With a uPVC double-glazed window to the side elevation, complementary tiled flooring, timber wall panelling, coat hooks, consumer unit, and space for freestanding appliances. Exposed beamwork to the ceiling with spotlighting and smoke alarm. An internal door leads to the ground-floor shower room.







Ground Floor Shower Room

Featuring a uPVC double-glazed frosted window to the rear, the shower room comprises a low-level WC, wash hand basin with base storage, and a shower cubicle with glass screen. Additional features include an extractor fan, access to attic space, and a central heating radiator.

Conservatory

Accessed via the lounge through glazed double doors, offering additional reception space and views over the garden.

First Floor Landing

With timber panelling to the lower walls, smoke alarm, loft access, and internal doors leading to all first-floor accommodation.

Bedroom One

A front-facing bedroom with uPVC double-glazed window, central heating radiator, exposed trusses and beamwork to the ceiling, and a useful over-stairs storage cupboard with shelving.

Bedroom Two

A dual-aspect bedroom with uPVC double-glazed windows to the front and side elevations and a central heating radiator.

Bedroom Three

A well-sized bedroom with uPVC double-glazed window to the rear, enjoying far-reaching views over open fields and agricultural land. Central heating radiator and timber panelling to a feature wall.

Bathroom

With a uPVC double-glazed frosted window to the rear, the bathroom features a four-piece suite comprising low-level WC, bath, shower cubicle with glass screen and electric shower, and pedestal wash hand basin with mixer tap. Additional features include tiled walls, central heating radiator, heated towel rail, and extractor fan.

Outside

The property occupies an extensive plot and is set well back from the road behind a primarily block-paved forecourt, providing driveway and car-standing space. This driveway leads to an attached block-built garage fitted with a roller shutter door and connected light and power. A further side driveway runs alongside the garage and leads via an access gate to the rear of the property.

To the rear, the cottage benefits from a very large and well-established garden comprising paved patio terrace areas, shaped lawns, and numerous mature specimen trees, shrubs, and planted beds and borders. The rear garden adjoins open fields and enjoys extensive, uninterrupted views towards the Weaver Hills.

Local Area

The property is situated in the small and picturesque hamlet of Ramshorn, within the Staffordshire Moorlands area. It enjoys a rural setting with open countryside immediately surrounding the property and elevated views over the Weaver Hills. The market towns of Ashbourne, Uttoxeter, and Leek are all within convenient driving distance, providing access to shops, services, schools, and transport links. The location offers excellent access to outdoor and recreational amenities, with the surrounding countryside providing opportunities for walking and rural leisure activities. The well-known Alton Towers theme park is located a short distance away, making the property suitable as a family home, holiday cottage, or weekend retreat. Despite its rural position, the property is reachable via local village roads connecting through Mayfield, Ellastone, and Wootton, providing practical access to the wider road network.

Measurements

Reception Hall

Sitting Room 23' x 12' [7.01m x 3.66m]

Conservatory approx. 12'5" x 12'5" [3.78m x 3.78m]

Boiler Room/Workshop 9' x 8' [2.74m x 2.44m]

Dining Room 14' x 10'8" [4.27m x 3.25m]

Inner Lobby

Rear Hall/Utility Area

Fitted Kitchen 12'2" x 7'1" [3.71m x 2.16m]

Ground Floor Shower Room

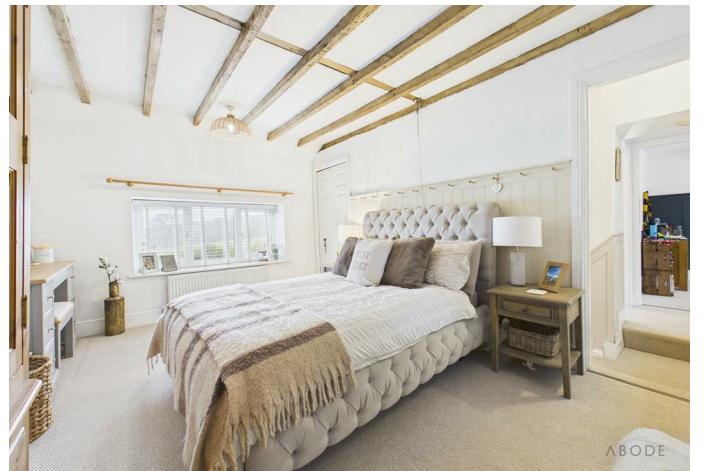
Staircase to first floor landing

Bedroom One (front double) 12' x 11'5" [3.66m x 3.48m]

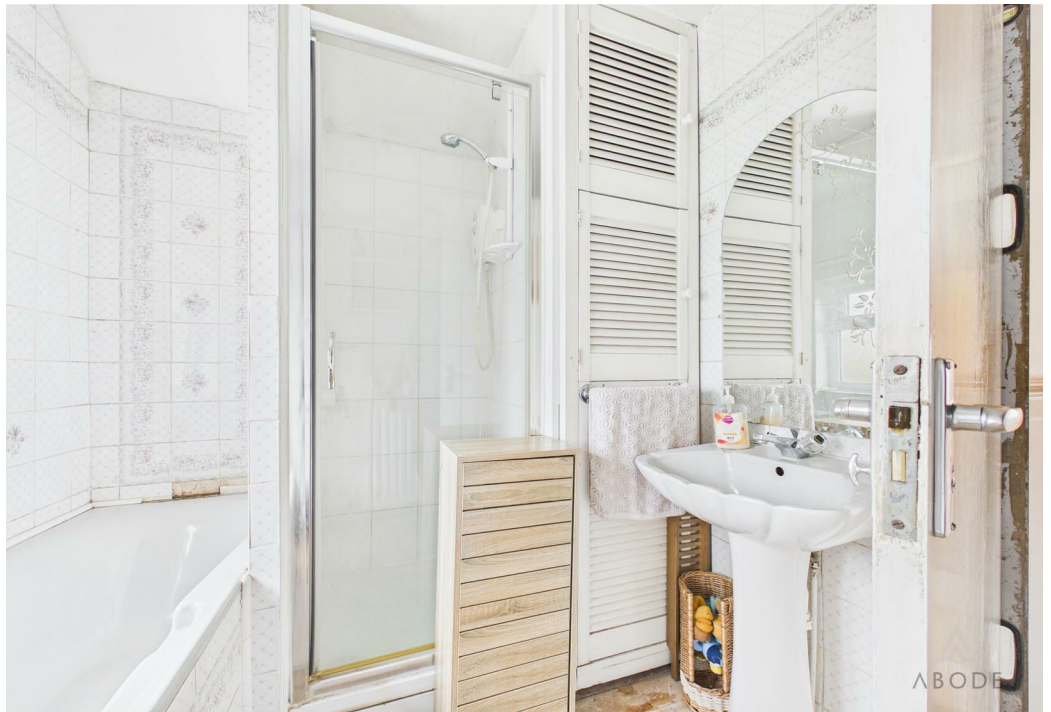
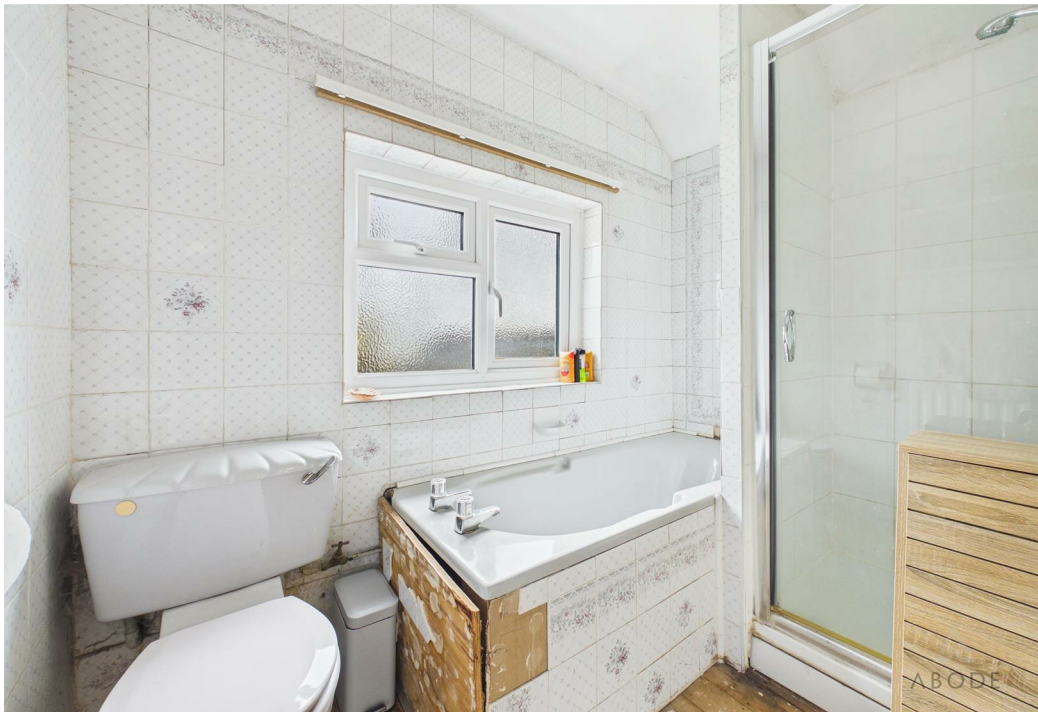
Bedroom Two approx 12' x 10' [3.66m x 3.05m]

Bedroom Three (rear) 11'5" x 8'6" [3.48m x 2.59m]

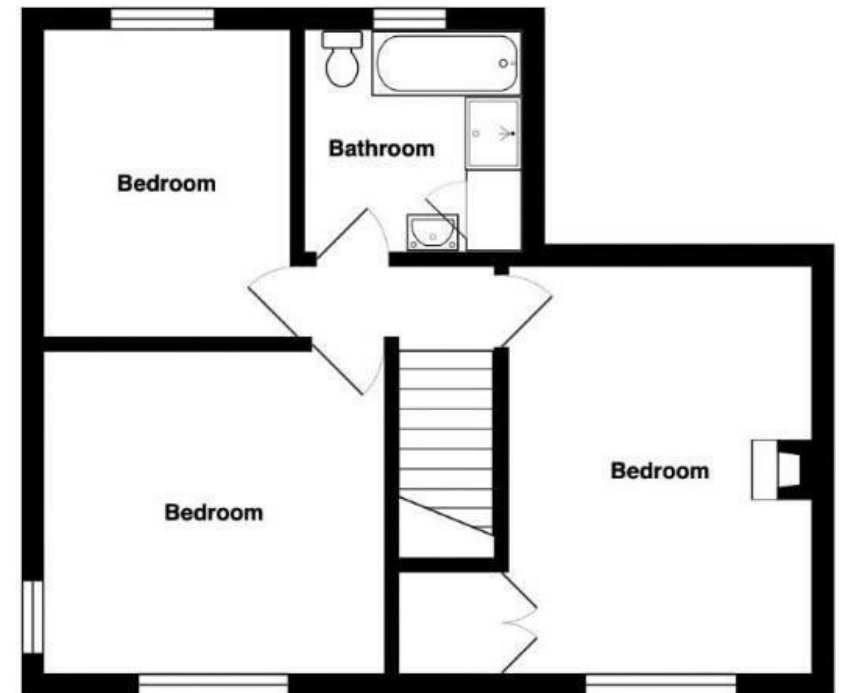
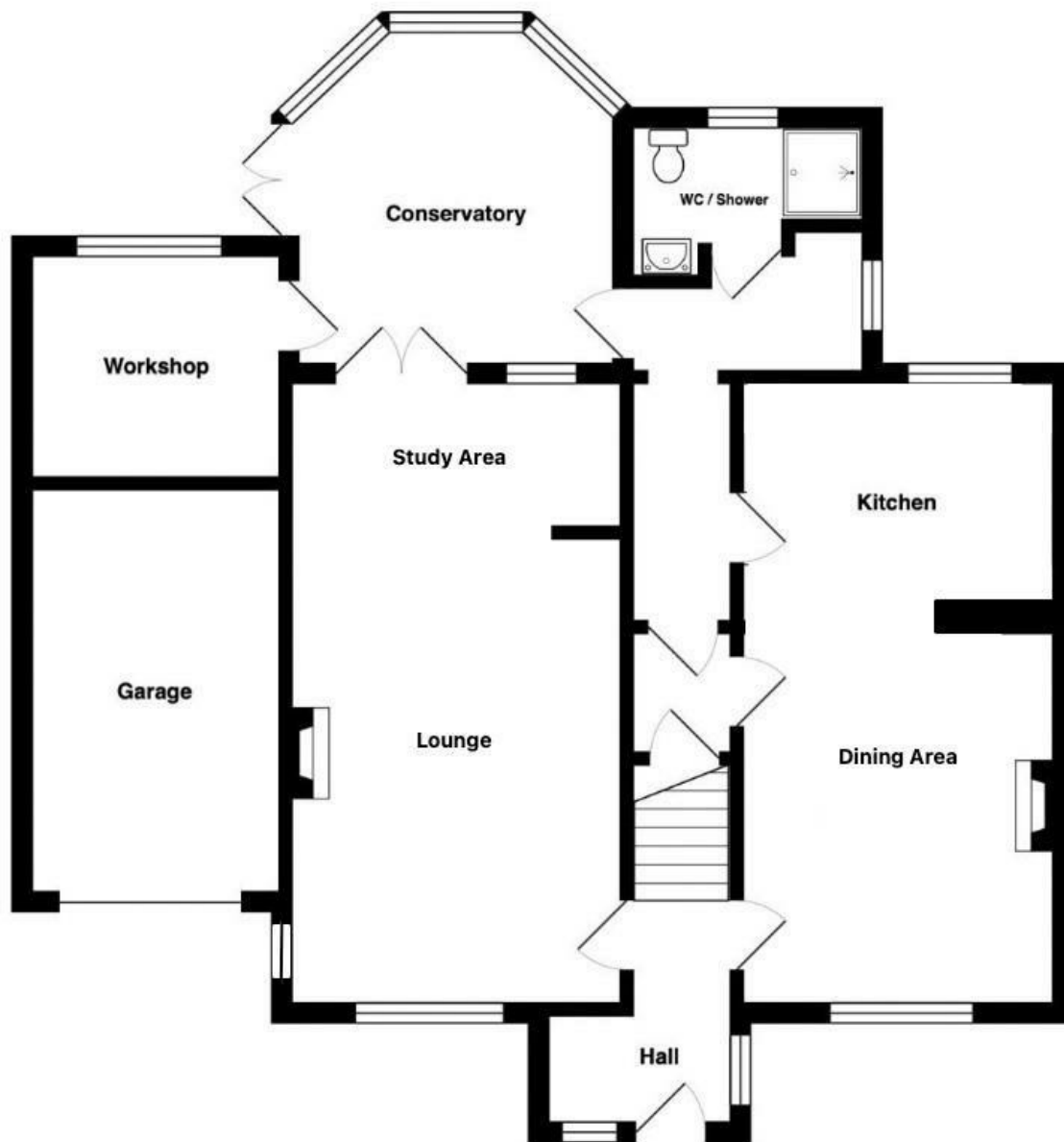


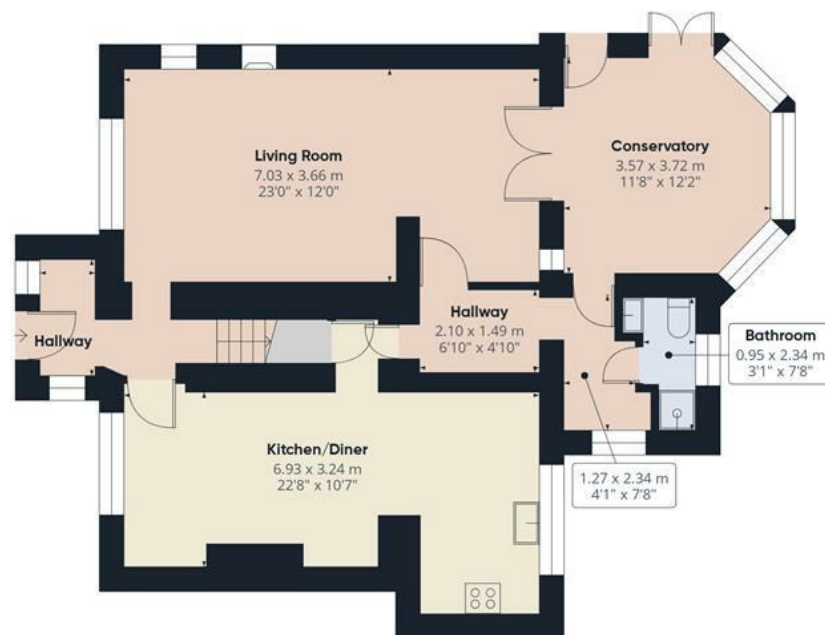




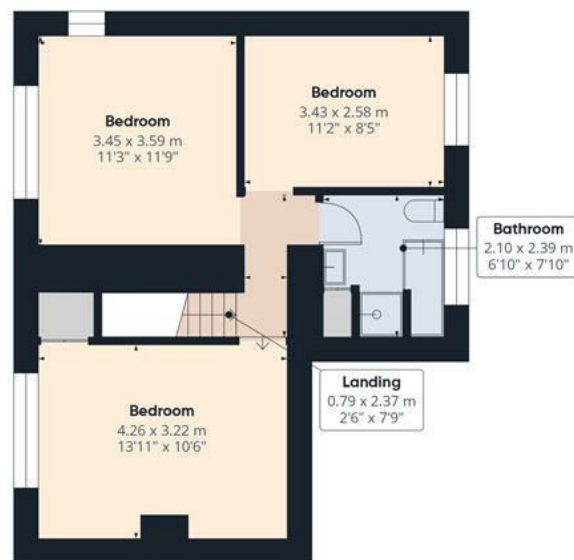








Floor 0



Floor 1

Approximate total area⁽¹⁾

119.1 m²

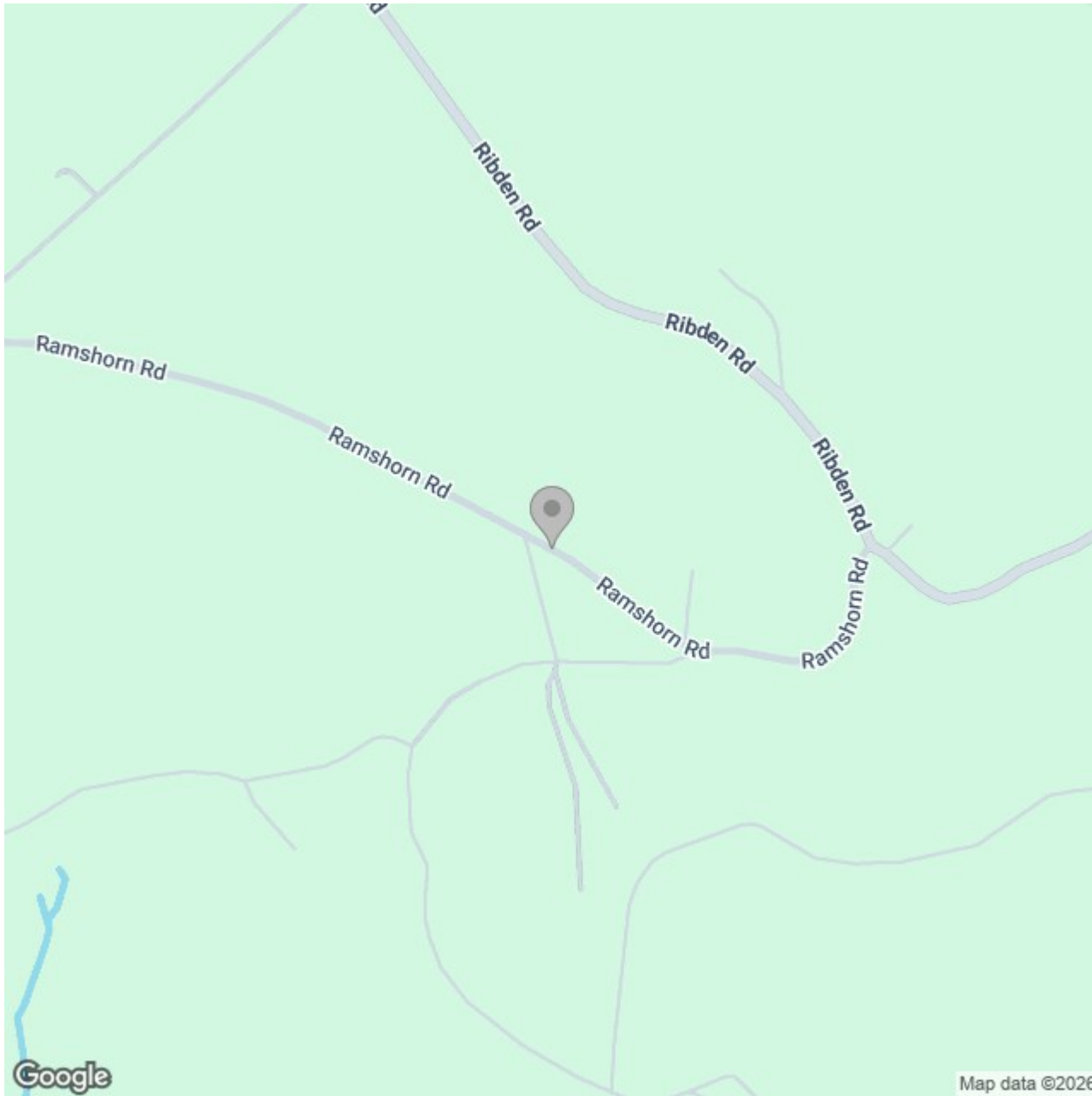
1283 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	