





Abode are delighted to present this distinctive and individually designed detached freehold home, offering generous and versatile living accommodation across two floors. Set within a substantial plot, the property enjoys an open outlook to the front and picturesque views over the beautifully maintained rear garden.

Currently arranged as a three-bedroom home, the impressive principal bedroom provides excellent potential to be reconfigured into multiple well-proportioned bedrooms, subject to requirements. The surrounding gardens are a standout feature, wrapping around the property and best enjoyed from the raised decking area that extends across the rear elevation.

Externally, a spacious driveway provides ample off-road parking and access to the garage.

Ideally positioned within the highly sought-after village of Cotton, the property benefits from access to stunning countryside walks and scenery, as well as convenient proximity to the local primary school. The nearby market towns of Cheadle, Leek and Ashbourne are all a short drive away, and offer a wide range of shops, schools and everyday amenities.

In brief, the accommodation comprises: entrance hallway, kitchen diner, utility room, WC, living room, two bedrooms and a family bathroom to the ground floor. To the first floor there is a superb principal bedroom with dressing area and ensuite.

Beautifully presented throughout and offering exciting scope for further reconfiguration, this unique home must be viewed early to be fully appreciated.




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 SALES & LETTINGS

Entrance Hallway

Composite door leading in from the front, UPVC double glazed windows to the front and side elevations, two central heating radiators, storage cupboard and under stairs storage, wall mounted lighting, stairs leading to the first floor.

Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integrated cooker, grill and hob with extractor hood above and integrated dishwasher. Space for a fridge freezer, UPVC double glazed windows to the front and side elevations and patio doors leading out onto the raised decking area, tiled splash back, island with breakfast bar, two central heating radiators.

Utility

Base level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a washing machine, composite door leading out into the garden, tiled flooring, central heating radiator, oil fired boiler and UPVC double glazed window to the side elevation.

WC

WC, wash hand basin, central heating radiator and UPVC double glazed window to the front elevation.

Living Room

UPVC double glazed patio doors leading out onto the balcony, two central heating radiators, feature fireplace and wall mounted lighting.



Bedroom

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

Bedroom

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







Bathroom

White suite comprising;- WC, wash hand basin with cupboard below and large shower with glass screen and waterfall and hand held shower heads. Tiled flooring and partially tiled walls, towel radiator, spotlighting and UPVC double glazed window to the side elevation.

Gallery Landing

Three Velux windows to the front elevation, wall mounted lighting.

Bedroom

Juliet balcony with UPVC double glazed windows and patio doors looking out over the garden, three central heating radiators, loft access, storage cupboard, velux windows to the front and rear elevations.

Dressing Area

Velux window to the front elevation, spot lighting.

Ensuite

WC, wash hand basin, bath and large shower with glass screen and waterfall and hand held shower heads. Tiled flooring and partially tiled walls, storage cupboard, spot lighting, velux window to the rear elevation, towel radiator, wall mounted mirror and eye level medicine cabinet.

Garage

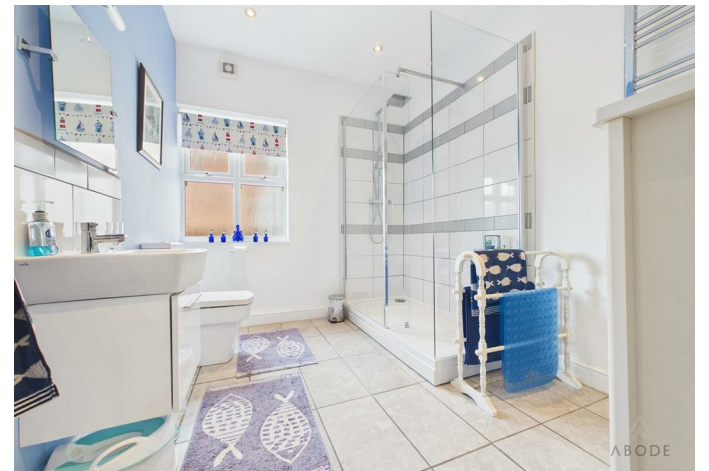
Up and over door to the front elevation, personal door to the side elevation.

Outside

To the front the property is enclosed with gated access to the driveway, providing off road parking for numerous vehicles with access to the garage. The front garden is mainly laid to lawn with mature hedging and well established plants.

To the rear the garden is mainly laid to lawn with mature hedging, shrubs and borders. The raised decking area offers an undisturbed view over the beautifully landscaped garden and Cotton Dale and beyond. Vegetable patch, oil storage tank and storage beneath the raised decking area.



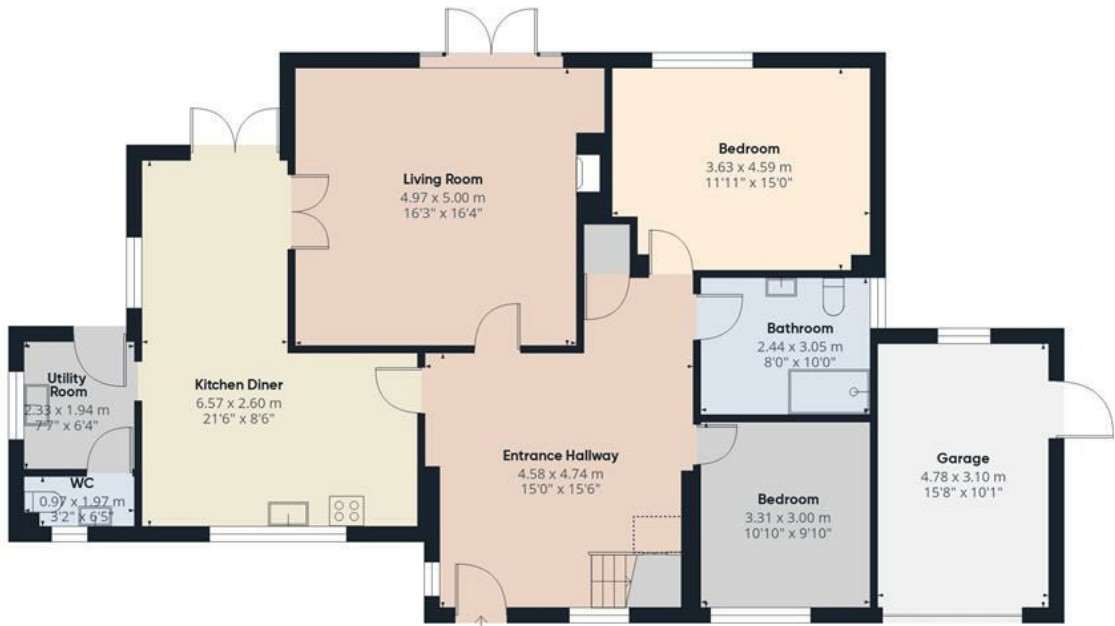




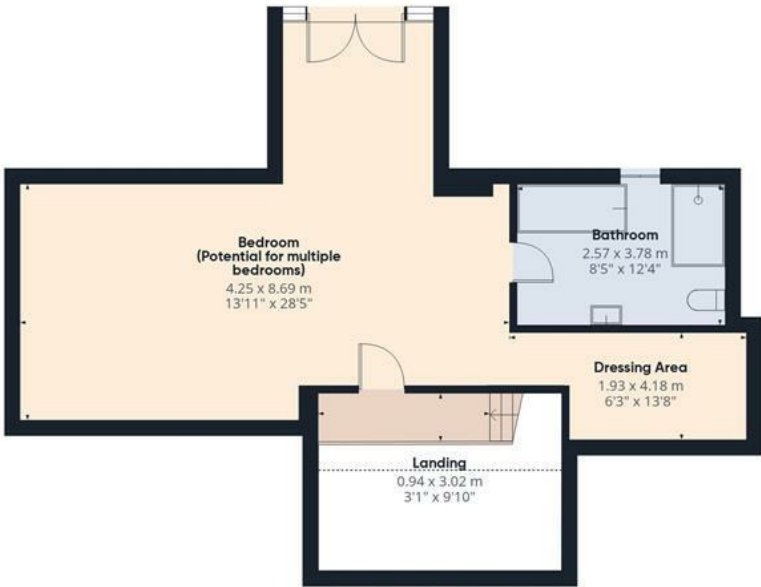








Floor 0



Floor 1

Approximate total area⁽¹⁾

191.7 m²
2064 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

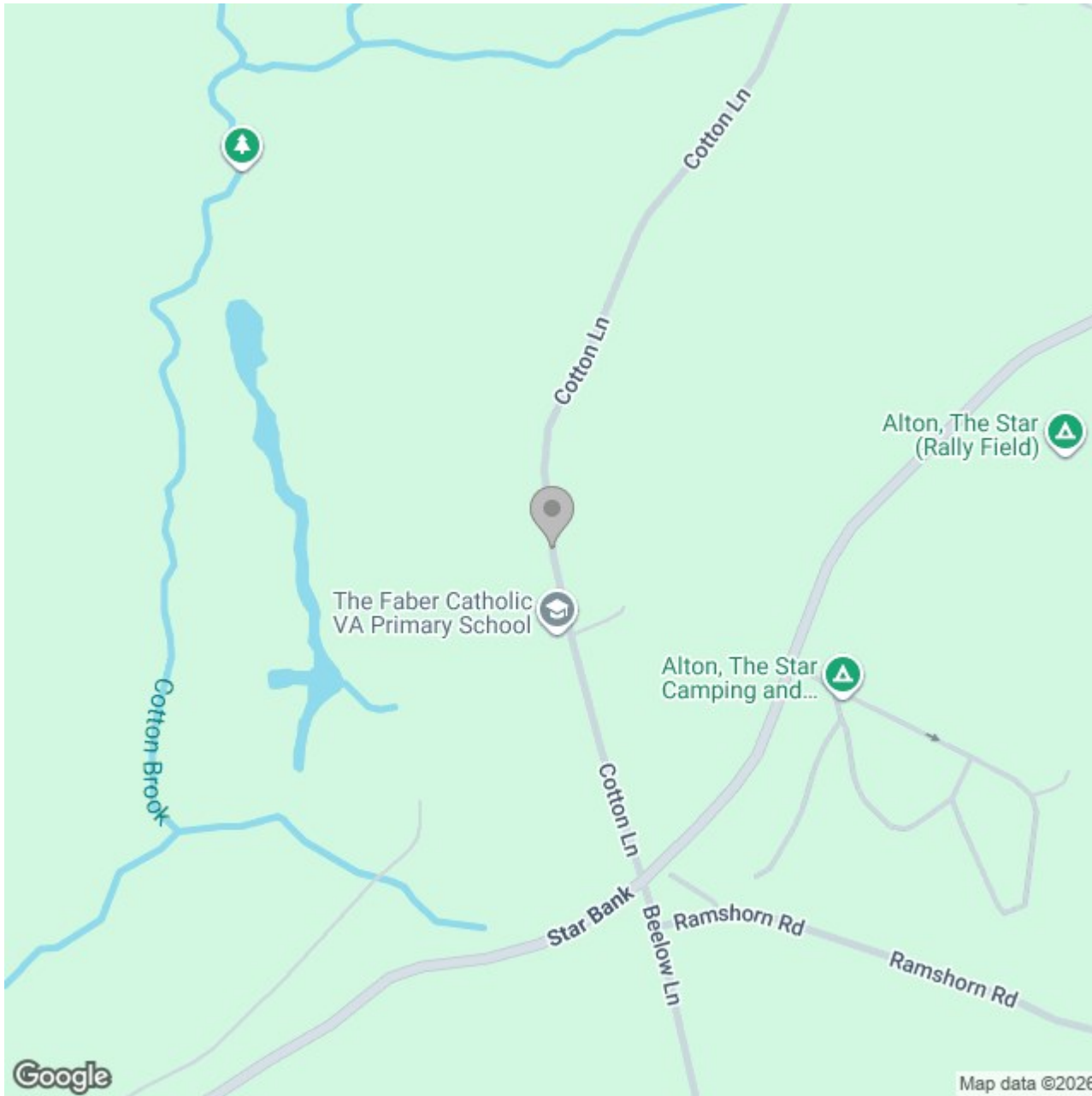
Reduced headroom

Below 1.5 m/5 ft

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		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	