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Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

Old Furnace House, Springwood Road, Newcastle, ST5 6BP

£320,000

Furnace Cottage offers a great opportunity to purchase a substantial two bedroom property in a rural setting. Benefiting from double glazing through out and a newly fitted kitchen and bathroom. Renovated to a high standard, this property would make an ideal family home. With land extending to almost one acre or thereabouts. Featuring a Grade II Listed brick built furnace in the grounds which was built in 1790 and used for iron-working.

Viewing highly recommended to appreciate the scope and location on offer.



Situation:

Located down a rural track, the property enjoys views of the surrounding landscape and promotes a peaceful country lifestyle

Directions:

From Leek, join the Newcastle Road following the A . Take a right turn into Clay Lake. At the junction, turn left then immediately right onto Ford Green Road. At the roundabout, take the second exit and then the first exit onto Moorland Road. At the roundabout, take the second exit and continue onto Newcastle Street. At the roundabout, take the second exit onto Porthill Bank. At the roundabout, take the third exit onto Bradwell Lane. Turn right onto Talke Road. At the roundabout, take the first exit onto Parkhouse Road and continue onto Cedar Road. At the roundabout, take the first exit onto Audley Road. Turn right onto Springwood Road and follow the road to the end then bare left and the property will be found on the right hand side indicated by our For Sale board.

Accommodation Comprises:

Comprising uPVC door leading to:-

Front Room 5.169 x 3.318 (17'0" x 10'11")

With fully fitted carpet; uPVC double glazed window to the front aspect; radiator; heating thermostat; electrical points; ceiling light point and wooden exposed ceiling beams. With storage cupboard housing a Worcester boiler. Exposed feature brick wall and feature brick fireplace with tiled hearth.

Living Room 5.100m x 3.618m (16'9" x 11'11")

With fully fitted carpet; uPVC to the front aspect; radiator, electrical points, ceiling light point and wooden exposed ceiling beams. With small cupboard housing the electricity meters and feature brick fireplace inset with log burner.

Inner Hallway 2.145m x 2.779m (7'0" x 9'1")

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1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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With tiled flooring; radiator; electrical points; ceiling light point and giving access to:-

Downstairs W.C 0.966 x 1.826 (3'2" x 6'0")

Continued tile flooring; low level W.C; wash hand basin set in a vanity unit; ceiling light point and uPVC obscured double glazed window.

Conservatory 2.946 x 5.703 (max) (9'8" x 18'8" (max))

Continued tile flooring; uPVC double glazed windows to three aspects; uPVC double glazed patio doors leading to outside; three wall lights and corrugated perspex roof.

Kitchen 4.806m x 2.877m (15'9" x 6'7")

Featuring tiled flooring; part tiled walls; two uPVC double glazed windows to the side aspect; radiator; electrical points, eight inset ceiling spot lights and loft access. The suite comprises a range of newly fitted wooden base units with wooden worktop; Belfast sink with mixer tap; integrated electric cooker with electric hob and extractor fan above. Integrated appliances include Hotpoint washing machine, Kenwood dishwasher and Candy fridge and freezer.

Landing

With uPVC double glazed window to the rear aspect; ceiling light point and loft access.

Bathroom 2.051m x 3.037m (6'9" x 10'0")

With tiled flooring; cast iron radiator; uPVC double glazed obscured glass window to the rear aspect; four inset spotlights and wall mounted extractor fan. The suite comprises a low level W.C; wall mounted wash hand basin with waterfall tap and jacuzzi bath with wall mounted waterfall tap.

Bedroom One 4.666m x 2.599m (15'4" x 8'6")

With fully fitted carpet; uPVC double glazed window to front aspect; radiator; electrical points; aerial point; ceiling light point and inbuilt storage cupboards.

Bedroom Two 3.884m x 4.380m (12'9" x 14'4")

With fully fitted carpet; uPVC double glazed window to front aspect; radiator; electrical points; aerial point; ceiling light point and feature brick fireplace.

Outside

To the front of the property there is a driveway and lawn area.
To the rear of the property there is a patio area and access to the rear of the furnace.

Stables 11.020 x 3.687m (36'2" x 12'1")

The stables are situated to the front of the property and are of wood and metal construction.

The Furnace History

Constructed in 1790, this Grade II Listed furnace was in operation from 1790 - 1801 and was used for Iron-working. It was powered by a steam engine to provide the blast. The furnace was restored and in 1982. Further history information of the furnace can be found on an information plaque on the inside of right hand wall.

Land

The land extends to almost one acre and is shown on the attached plan edged in red.

Council Tax Band

We believe the property is in band C.

Local Authority

We believe that the local authority is Newcastle-under-Lyme District Council.

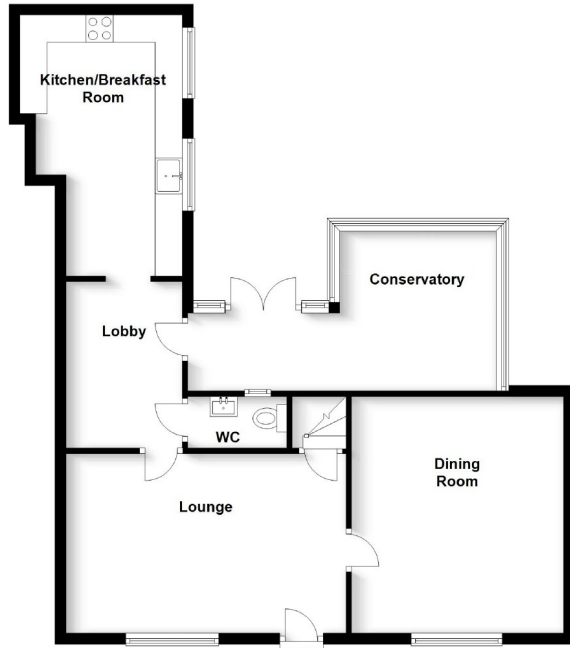
Measurements

All measurements given are approximate and are 'maximum' measurements.

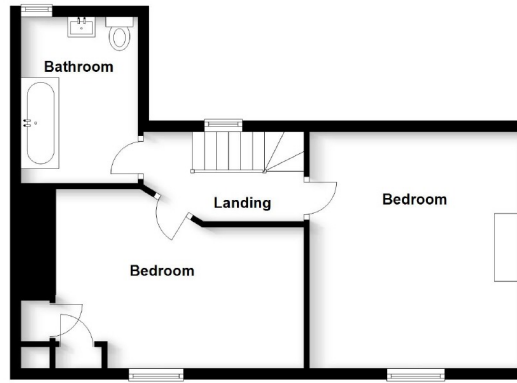
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Ground Floor
Approx. 759.2 sq. feet



First Floor
Approx. 482.7 sq. feet



Total area: approx. 1242.0 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

