



# Graham Watkins & Co.

*Chartered Surveyors, Estate Agents, Auctioneers & Valuers*

69 Derby Street, Leek  
Staffordshire, ST13 6JL  
Tel: 01538 373308  
Fax: 01538 399653  
Email: [info@grahamwatkins.co.uk](mailto:info@grahamwatkins.co.uk)  
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)



## Meadow Cottage

The Village, Endon, Stoke - On - Trent, Staffordshire, ST9 9EX





# **For Sale By Private Treaty**

**(subject to contract)**

## **Meadow Cottage**

### **The Village, Endon, Stoke - On - Trent, Staffordshire, ST9 9EX**

A rare opportunity to acquire a good sized property with land, stables and ménage. Meadow Cottage includes a spacious 3/4 bedroom house, together with approximately 7 acres of land or thereabouts. Benefitting from double glazing and gas central heating. The property is within easy access to local amenities such as shops and public houses and would suit those with equestrian or small holding interests.

Meadow Cottage is within close proximity to the A53 and also within commuting distance to the popular locations of:

Leek - approximately 4 miles

Stoke - on - Trent - approximately 7 miles

Macclesfield - approximately 15 miles

M6 Motorway - approximately 12 miles

Viewing is essential to appreciate the potential and location on offer.

**Offers in the Region of: £795,000.**



## **Directions**

If travelling from our Leek office on Derby Street, turn right onto Haywood Street and continue along this road and through the traffic lights, which will become Broad Street, go straight on at the mini roundabout and continue along Newcastle Road. Follow Ladderedge and proceed along Leek Road towards Endon. Turn right at the junction just before Willow Veterinary Clinic and The Black Horse public house onto The Village. The property will be found after a short distance on the right hand side.

## **Accommodation Comprises**

A wooden entrance door with decorative fan light above leads into:

### **Hallway**

With radiator; under stairs storage cupboard; smoke detector; electrical points; alarm control panel; wooden rear entrance door with decorative glazing; ceiling light point and stairs to the First Floor.

Giving access to:

### **Front Room - 3.589m x 4.391m (11' 7" x 14' 4")**

Having fully fitted neutral carpet; wooden framed double glazed bay window to the front aspect; solid fuel fireplace; radiator; electrical points; wall mounted cupboard housing meters; phone point and ceiling light point.

### **Ground Floor W.C - 1.221m x 1.436m (4' x 4' 7")**

With wooden framed obscured double glazed window to the rear aspect; low level W.C; wall mounted wash hand basin; extractor fan and ceiling light point.



### **Living / Dining Room - 7.770m x 3.631m (12' 5" x 11' 9")**

The living area comprises a fully fitted neutral carpet; wooden framed double glazed bay window to the front aspect; solid fuel fireplace; electrical points; aerial point and ceiling light point.

The dining area comprises wood effect flooring; wooden framed double glazed window to the side aspect (receiving light from the utility); electrical points; BT phone point; smoke detector; heating thermostat control and ceiling light point.

### **Kitchen - 4.180m x 3.595m (13' 7" x 11' 7")**

Benefitting from tiled flooring; three wooden framed double glazed window to two aspects; electrical points and ceiling light point.

The suite comprises a range of fitted wooden base units with formica work surfaces; matching wall mounted cupboards; inset stainless steel sink and drainer unit with mixer tap; space for a large gas cooker with extractor hood above; integrated dishwasher and fridge freezer.



### **Utility - 3.934m x 1.907m (12' 9" x 6' 3")**

With tiled flooring; large uPVC double glazed windows to the side aspect and patio doors; plumbing for an automatic washing machine; electrical points and ceiling light point.

### **Stairs to First Floor Gallery Landing**

With fully fitted carpet; wooden framed window to the rear aspect; radiator and ceiling light point.



### **Bedroom One / Office - 2.029m x 1.670m (6' 6" x 5' 4")**

With fully fitted neutral carpet; wooden framed double glazed window to the front aspect; radiator and ceiling light point.

### **Bedroom Two - 3.551m x 3.609m (11' 6" x 11' 8")**

Having fully fitted neutral carpet; wooden framed double glazed window to the front aspect; electrical points; aerial point; radiator; ceiling light point and loft access.

### **Landing**

With fully fitted neutral carpet; wooden framed double glazed window to the side aspect; radiator; and electrical points.

### **Bedroom Three - 3.639m x 3.617m (11' 9" x 11' 8")**

Having fully fitted neutral carpet; wooden framed double glazed window to the side aspect; radiator; electrical points; aerial point and ceiling light point.

### **Bedroom Four - 4.181m x 3.586m (13' 7" x 11' 7")**

Having fully fitted neutral carpet; wooden framed double glazed window to the side aspect; radiator; electrical points aerial point; loft access and ceiling light point.

### **Bathroom - 3.934m x 2.618m (12' 9" x 8' 5")**

With tiled flooring; part tiled walls; wooden framed obscured double glazed window to the side aspect; radiator; extractor fan; loft access and ceiling light point. The suite comprises a low level W.C; pedestal wash hand basin; glass corner shower and bath.



## **Outside**

To one side of the property there is a lawn area with fence boundary. To the other side of the property there is a good sized lawn and patio area which gives access to the stables, ménage and land.

## **Stables and Ménage**

A block of four wooden stables with tack room, food store and hay store. Each stable measure approximately 3.048m x 3.6576 (10' x 12').

The ménage has a wooden fenced boundary with rubber base and measures approximately 6.096m x 12.192m (20' x 40').

## **Land**

The land extends to 7 acres or thereabouts which can be seen on the attached plan edged in red. The land is suitable for grazing and a large portion is also suitable for mowing purposes.



## **Note**

The land is currently being considered for inclusion in the Staffordshire Moorlands District Council local plan for residential development. The land is sold free from overage should any development be forthcoming.

## **Services**

We understand that the property is connected to all mains services.

# Energy Performance Certificate



Meadow Cottage, The Village, Endon, STOKE-ON-TRENT, ST9 9EX

Dwelling type: Detached house

Reference number: 2518-9063-7294-0677-4964

Date of assessment: 29 April 2013

Type of assessment: RdSAP, existing dwelling

Date of certificate: 29 April 2013

Total floor area: 138 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

## Estimated energy costs of dwelling for 3 years:

£ 6,051

## Over 3 years you could save

£ 3,069

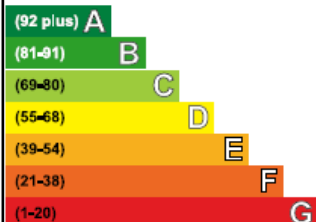
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 5,502 over 3 years	£ 2,463 over 3 years	
Hot Water	£ 312 over 3 years	£ 282 over 3 years	
<b>Totals</b>	<b>£ 6,051</b>	<b>£ 2,982</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
37	78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 204
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,911
3 Floor Insulation	£800 - £1,200	£ 297

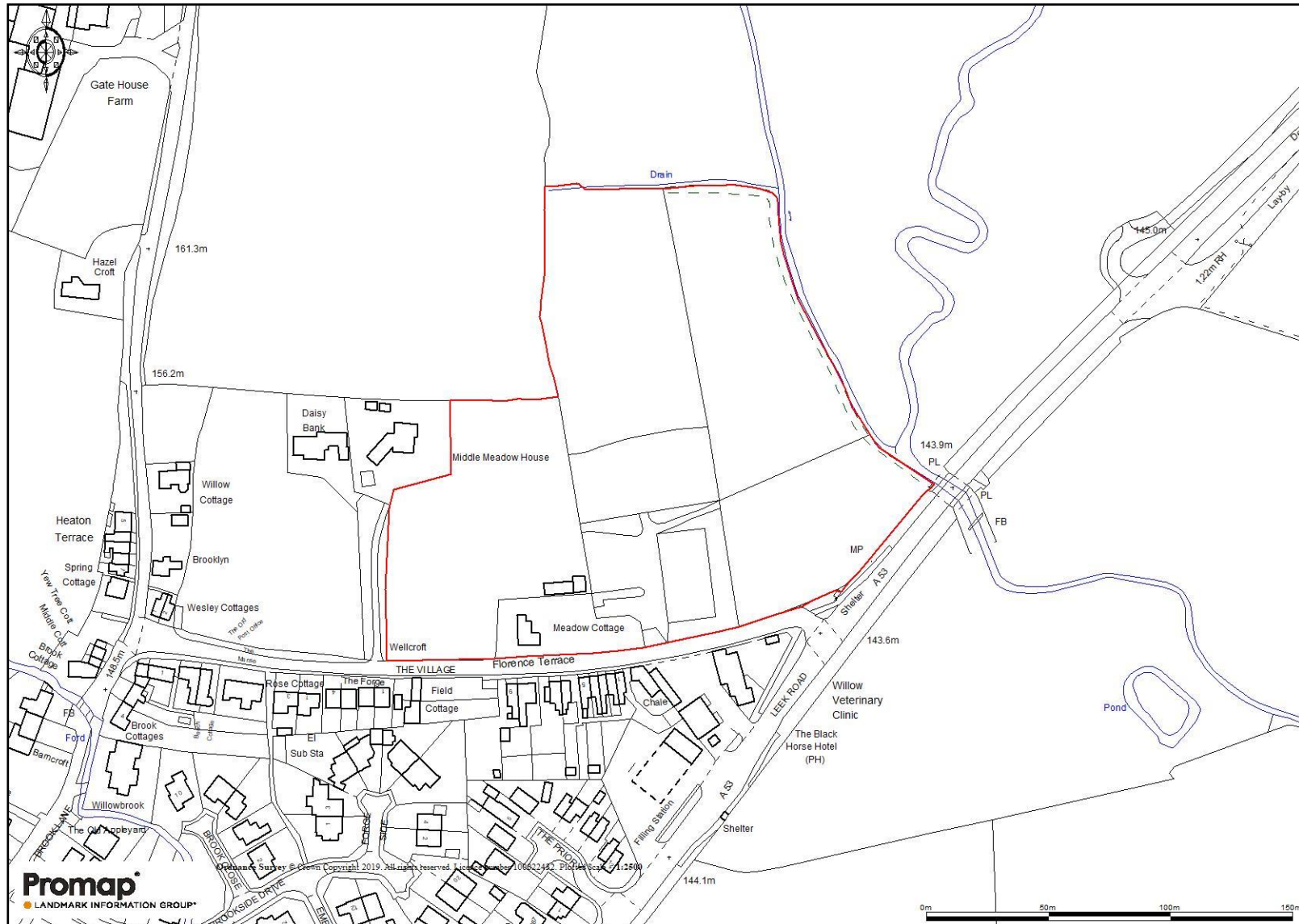
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



**FOR IDENTIFICATION ONLY – NOT TO SCALE**

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed, and it shall not be deemed to form part of the contract.  
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### **Tenure and Possession**

The property is held freehold and vacant possession will be given upon completion.

### **Mapping**

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

### **Wayleaves and Easements**

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

### **Viewing**

By prior arrangement through Graham Watkins & Co. Please email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) or telephone 01538 373308

### **Mortgage Provision**

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

### **Thinking of Moving?**

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward.

Contact our office on 01538 373308 or email [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk).

### **Websites**

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.primelocation.co.uk](http://www.primelocation.co.uk)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

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