



Greystoke Cottage, Kiddemore Green, Brewood, Stafford, ST19 9BH

BERRIMAN
EATON

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A well situated and surprisingly spacious detached property, which would benefit from a gentle scheme of modernisation standing in a large plot of just over 0.5 acres in total in a sought-after South Staffordshire setting.

LOCATION

Greystoke Cottage stands on the fringes of Kiddemore Green which is a small, South Staffordshire hamlet and lies approximately two miles to the west of the historic village of Brewood. Brewood provides a wide array of local amenities which are ideal for everyday needs with the further, more extensive amenities afforded by Stafford, Wolverhampton and Cannock being within easy reach.

The area is well served by schooling in both sectors with Brewood First and Middle Schools and St Dominic's Grammar School being in the village itself together with primary schooling and easy access to a wide variety of further schooling in both sectors in Wolverhampton, Stafford and Newport.

DESCRIPTION

Greystoke Cottage is a charming, period property with much history attached and was, at one time, a public house. Whilst the house has been well maintained over the years it would now benefit from a gentle scheme of refurbishment.

The property has been extended over the years to create a well proportioned family residence with flexible accommodation over two floors with the potential for a ground floor bedroom suite or annex should buyers so wish.

The house stands within glorious grounds with sweeping lawns, beds and borders and charming views over adjoining South Staffordshire countryside. There is a total area of just over 0.5 acres.

ACCOMMODATION

A wooden gate from the drive opens onto a terrace laid in brick pavours which leads to the PORCH with a part glazed front door, double glazed side window, timbered and vaulted ceiling, quarry tiled floor and a part glazed and panelled door opening into the HALL with a window overlooking the rear garden, ceiling beam, a decorative cast iron fireplace with quarry tiled hearth and bespoke cupboard above and a cloaks cupboard. There is a large DOUBLE RECEPTION ROOM which incorporates a lounge with a corner aspect with a double glazed window to the front and an oriel window to the side, an open fireplace with stone surround, rafted ceiling, wiring for wall lights and an open doorway into a DINING ROOM with a walk in double glazed bay window to the front, stone fireplace, rafted ceiling and wiring for wall lights. There is a SITTING ROOM with a ceiling beam, tiled fireplace with multi fuel burning cast iron stove and over mantle, a double glazed window overlooking the rear garden and wiring for wall lights. The BREAKFAST KITCHEN is of an excellent size with a full range of wooden wall and base mounted cabinetry with part butchers block and part granite working surfaces, an undermounted ceramic sink, space for a range style cooker with rangemaster extractor chimney above, an integrated fridge, an integrated dishwasher, an undermounted ceramic sink, quarry tiled floor, fireplace with a modern fuel burning stove standing on a quarry tiled hearth, two double glazed windows overlooking the

gardens, rafted ceiling, a stable style garden door and a glazed door into the LAUNDRY / BOOT ROOM with wall and base mounted cupboards, plumbing for a washing machine, stainless steel sink, tiled floor and two double glazed windows.

A door from the sitting room opens into a BEDROOM / OFFICE with a light triple aspect, part vaulted and timbered ceiling, part panelled wall, a built in storage cupboard, a door to the garden and an EN-SUITE SHOWER ROOM with fully tiled shower, corner WC and corner pedestal basin, tiled floor, a window and a part vaulted and timbered ceiling. An INNER HALL with access to the CELLAR has a staircase rising to the first floor. The PRINCIPAL SUITE has a double bedroom with a light through aspect with double glazed windows to both the front and rear and an EN-SUITE SHOWER ROOM with a tiled shower, WC and pedestal basin, a double glazed front window and double glazed circular window to the side and tiled floor. BEDROOM TWO is a good double room in size with a window overlooking the rear garden with views beyond and two double wardrobes either side of a knee hole dressing table with chest of drawers to one side, a decorative cast iron fireplace and a wash basin. BEDROOM THREE is a double room in size with a window to the front and BEDROOM FOUR is also a good room in size with a front window. There is a BATHROOM with a panelled bath with shower over, WC and pedestal basin, a double glazed window, tiled floor and an airing cupboard together with a chrome towel rail radiator.

OUTSIDE

Greystoke Cottage stands in grounds of just over 0.5 acres in total with a particularly long road frontage. The house is approached over a DRIVEWAY laid in brick pavours providing off street parking together with a further gravelled turning circle to one side providing additional parking and there is a small CAR PORT with a DOUBLE GARAGE beyond. There are large lawns to both sides and the rear of the property with well stocked and matured beds and borders and a profusion of flowering plants, shrubs and trees. The GARDENS are a particular feature of the property and provide a fine backdrop for a property of this nature. There is a substantial garden STORE / SECOND GARAGE, a wood store and a shed.

We are informed by the Vendors that mains water and electricity are connected, the heating is oil fired and the drainage is to a private septic tank.

COUNCIL TAX BAND G – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Ultrafast are available

Mobile – Ofcom checker shows the four main providers cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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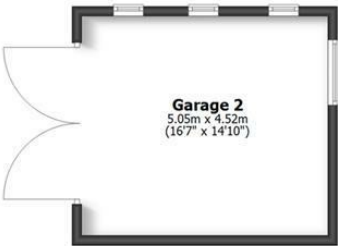
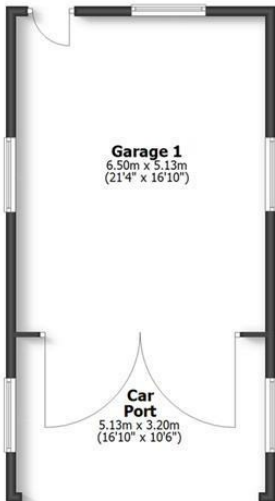
www.berrimaneaton.co.uk

Offers Around
£590,000

EPC: F

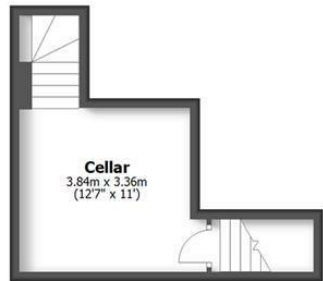
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

GREYSTOKE COTTAGE
KIDDEMORE GREEN ROAD, BREWOOD

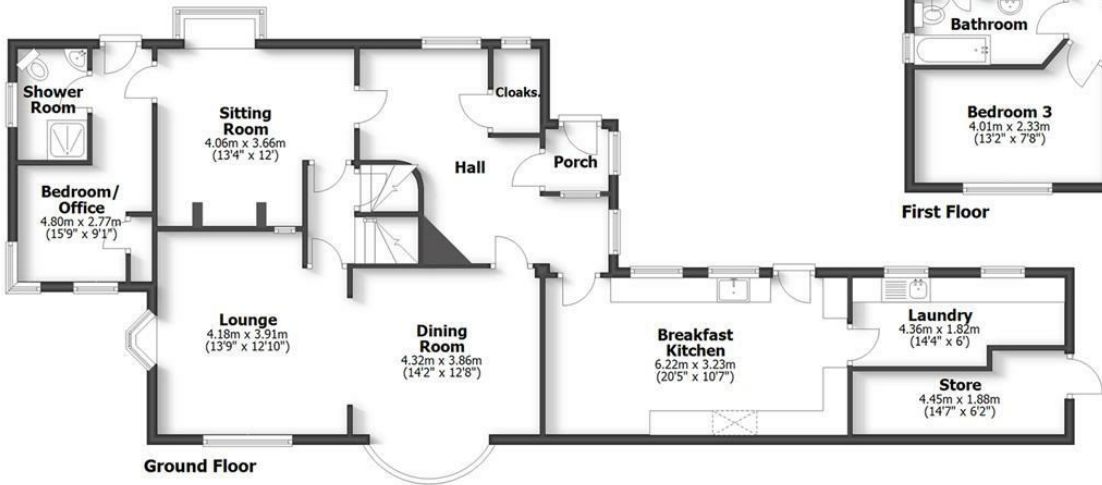


HOUSE: 185.6sq.m. 1998sq.ft.
CELLAR: 16.8sq.m. 181sq.ft.
GARAGES/CARPORT: 73.1sq.m. 787sq.ft.
TOTAL: 275.5sq.m. 2966sq.ft.

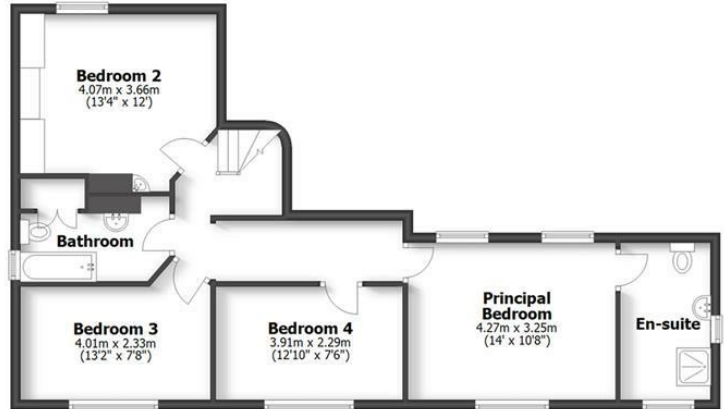
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Cellar



Ground Floor



First Floor





