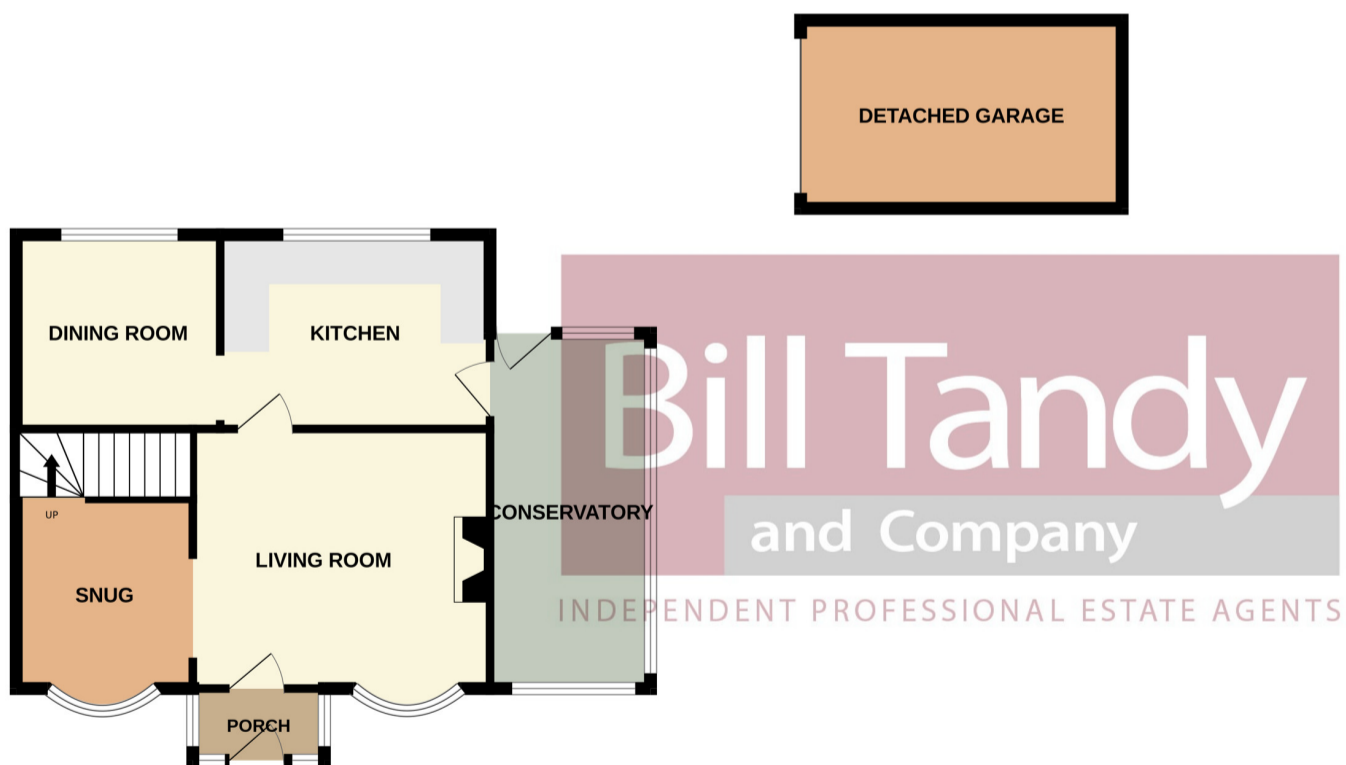




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dolly Cottage, Dollymakers Hill, Gentleshaw, Rugeley, Staffordshire, WS15 4LT

£650,000 Freehold Offers in Region of

Have you ever wanted to experience a little bit of 'The Good Life'? Tom and Barbara Good entertained the nation for years with the idea of leaving the rat race, getting your hands dirty and being self sustainable, now you have the opportunity to do it yourself! This fantastic opportunity to secure a beautiful, stand alone, chocolate box cottage on the outskirts of Gentleshaw with a CPH license allowing it to be ran as a smallholding with livestock, on a plot pushing just over half an acre. Surrounded by fields on all sides and skirting the edge of Cannock Chase (AONB) with regular visits from the local deer this spectacular location has to be seen to be appreciated. The house itself sits centrally on the plot with countryside views to all sides, having off road parking for several cars, as the tarmac driveway leads down the side and rear of the property leading you to the detached single garage, the plot has been divided via hedges and trees to give natural areas for gardens, planting areas with greenhouse and shed, and once upon a time substantial allotments, while still allowing approximately a third of the plot to be separated with post and wire fencing for the current owners sheep to graze on. Internally the property may require some general modernisation throughout but offers a good size fitted kitchen with views over the fields to the rear along side formal living room and dining room a further snug, porch entrance and five meter conservatory, while the first floor offers three good size double bedrooms along side the family bathroom. An early viewing of this property is considered essential to fully appreciate what this spectacular property and plot has to offer.



ENTRANCE PORCH

approached via a UPVC double glazed front entrance door and having half height brick walls with UPVC double glazing above, quarry tiled floor, wall light point and traditional wooden entrance door opening to:

LIVING ROOM

4.20m x 3.60m (13' 9" x 11' 10") a very spacious but cosy sitting room having focal point feature fireplace with solid fuel burner, wrought iron coverings, stone block surround, mantel and hearth, twin arched recesses each side of the chimney breast with built in low level unit suitable for T.V. stand and storage with matching wall light points above, a central ceiling light point and further wall light point, UPVC double glazed bow window to front and a wide open archway leads to:

SNUG

2.60m x 2.40m (8' 6" x 7' 10") having UPVC double glazed bow window to front, radiator, ceiling light point, under stairs storage recess and stairs to first floor.

KITCHEN

3.80m x 2.70m (12' 6" x 8' 10") having tile effect flooring, large UPVC double glazed window with lovely views over fields to the rear, traditional matching wooden base and wall mounted units, pre-formed work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for free-standing electric cooker, space for fridge/freezer, two ceiling light points, radiator, traditional wooden door with opaque glazing to the conservatory and archway opens to:

DINING ROOM

2.80m x 2.70m (9' 2" x 8' 10") having ceiling light point, radiator and UPVC double glazed window overlooking fields to the rear.

UPVC DOUBLE GLAZED CONSERVATORY

5.00m x 2.20m (16' 5" x 7' 3") having quarry tiled floor, half height brick wall, polycarbonate roof, two wall light points and UPVC double glazed door out to the rear.



FIRST FLOOR LANDING

having loft access hatch with pulldown ladder, ceiling light point and doors to further accommodation.

BEDROOM ONE

4.00m max (2.80m min) x 3.70m max (1.80m min) (13' 1" max 9'2" min x 12' 2" max 5'11" min) having ceiling light point, radiator and UPVC double glazed windows to front overlooking the fields to the front.

BEDROOM TWO

3.80m max (2.80m min) x 2.60m max (1.60m min) (12' 6" max 9'2" min x 8' 6" max 5'3" min) having ceiling light point, radiator and UPVC double glazed window overlooking the fields to the rear.

BEDROOM THREE

2.70m x 2.60m (8' 10" x 8' 6") having ceiling light point, radiator and UPVC double glazed window overlooking the fields to the front.

FAMILY BATHROOM

2.80m x 2.60m (9' 2" x 8' 6") a good sized bathroom having half height tiling extending to full height around the bath area, retro peach coloured suite comprising panelled bath with shower fitment, pedestal wash hand basin and low level W.C., ceiling light point, radiator, UPVC opaque



double glazed window to rear and airing cupboard housing the hot water tank and linen shelving.

LOFT ROOM

6.6m x 2.9m (21' 8" x 9' 6") accessed via the loft access hatch and pulldown ladder from the landing leading to a boarded loft area with boarded and carpeted floors, insulated and boarded roof space, two UPVC double glazed windows to each gable end, two fluorescent strip lights and eaves storage areas

OUTSIDE

The property is located on a fabulous plot of approximately 0.56 acres and does have a CPH licence for livestock which can be passed on to the new owner. There is a tarmac driveway from the road providing parking for numerous vehicles and leads to the side and rear of the property and the garage. There are side gardens with various trees and bushes and hedged boundary, sheds for storage and mature plants and shrubs. To the side is a hardstanding area suitable for greenhouses and sheds with shaped garden surround, a conifer tree divide leads to further gardens beyond with various trees and beyond that is a wide fenced area where the current owners have a



small amount of sheep (livestock not included).

DETACHED SINGLE GARAGE

located to the rear of the property and having a manual up and over entrance door.

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

Mains water and electricity connected.

Telephone connected.

Drainage via septic tank

No Gas or Oil Currently connected.

For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire,



WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.