



2 Bag Lane, Newton, Admaston, WS15 3PB



Set within the peaceful hamlet of Newton is this individual character cottage. Benefitting from three double bedrooms, a generous garden plot and beautiful rural views. Showcasing a wealth of character throughout, this semi detached country home presents superb potential to remodel and modernise as required, with the idyllic position offering peace a quiet and a taste of country life. The interiors comprise briefly recessed porch, entrance hall, dual aspect sitting room, dining room, dining kitchen, utility and cloakroom to the ground floor, with three double bedrooms, a master en suite and family bathroom to the first floor. Outside, the well tended rear garden benefits from a southerly aspect, there is parking and a garage to the front and a further enclosed garden provides a versatile space to create additional parking or a kitchen garden, with this garden previously being home to a Shetland pony. The property is double glazed and is serviced by LPG gas

central heating and a private drainage system.

Enjoying idyllic surroundings within picturesque Staffordshire countryside, Newton is a charming hamlet set within easy reach of local towns, facilities and leisure facilities. The local village of Abbots Bromley lies a short drive away and is home to a superb array of amenities including cafes, boutique shops, a range of pubs and the Richard Clarke First School, which feeds on in turn to Oldfields Middle and Thomas Alleyes High in Uttoxeter. The local towns of Uttoxeter and Rugeley offer further everyday facilities including rail stations and supermarkets and the A50, M1, M6 and M42 are all within convenient reach. For those seeking leisure pursuits, there is fly fishing and sailing at the local Blithfield Reservoir, equestrian centres including Eland Lodge are within easy reach and the scenic Cannock Chase lies a short drive away.



- Individual Country Cottage
- Idyllic Location with Open Views
- Wealth of Character throughout
- Superb Potential to Extend/Modernise
- Two Reception Rooms
- Dining Kitchen, Utility & Cloakroom
- Three Double Bedrooms
- En Suite & Bathroom
- Parking & Garage
- Front & Rear Gardens
- LPG Heating & Double Glaze

Dining Kitchen 3.73 x 3.6m (approx. 12'3 x 11'10)

Fitted with a range of oak wall and base units with solid wood worktops over, housing an inset Belfast sink, integral fridge, integral dishwasher and a recess housing a dual fuel range cooker. The kitchen has tiled flooring, a window to the side, door out to the gardens, space for a dining table and chairs and a useful fitted **Pantry**.

Utility

Housing spaces for a washing machine and tumble dryer, with a window and door to the rear

Cloakroom

Fitted with wash basin and WC

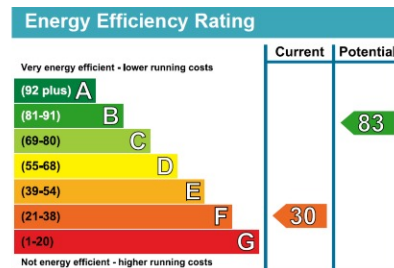
A recessed porch opens into the **Entrance Hall**, having a window to the rear, doors to the **Utility** and **Cloakroom** and a further door into:

Sitting Room 6.01 x 3.77m (approx. 19'9 x 12'4)

A dual aspect reception room, having exposed beams, a window to the front, sliding doors out to the gardens and a feature fireplace with gas stove inset. A door opens to the **Inner Hall** where stairs rise to the first floor and doors open to the **Kitchen** and:

Dining Room 3.0 x 2.82m (approx. 9'10 x 9'3)

With exposed beams and a window to the front





Stairs rise to the **First Floor Landing**, having a window to the side and doors off into:

Master Bedroom 5.34 x 4.06m (approx. 17'6 x 13'4)

A spacious master suite having windows to two sides and a door to:

En Suite

Fitted with pedestal wash basin and shower, with tiled splash backs and an obscured window to the rear

Bedroom Two 3.76 x 3.06m (approx. 12'4 x 10'0)
Another double room having window to the front



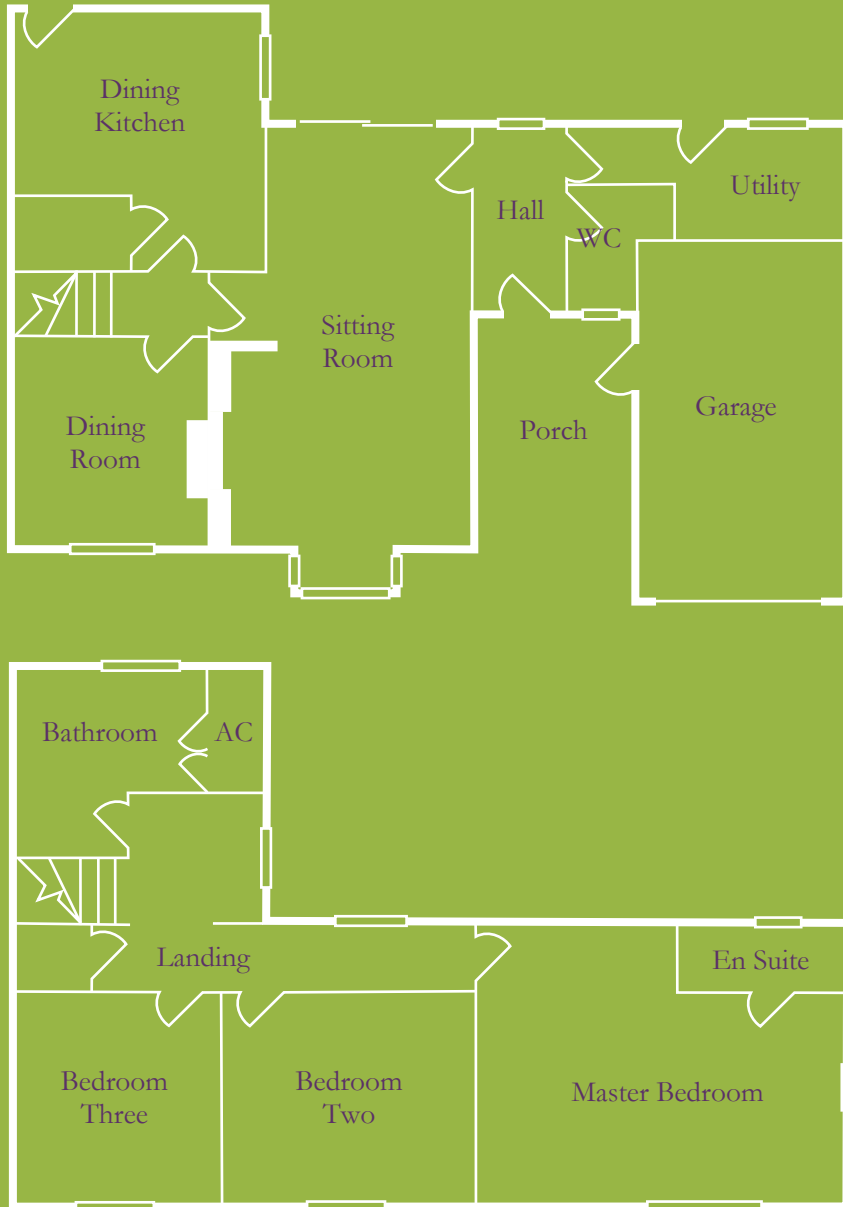
enjoying rural views

Bedroom Three 3.02 x 2.9m (approx. 9'11 x 9'6)
A third double room having window to the front with attractive views

Bathroom

Fitted with a traditional Charlotte suite having pedestal wash basin, bidet and bathtub, with tiled flooring, tiled splash backs, an obscured window to the rear and double doors to the fitted **Airing Cupboard**





Outside

The cottage sits to the end of Bag Lane on a good sized corner plot. There is parking to the front aspect as well as access into the **Garage** and a gate leads into the foregarden which is enclosed to all sides and enjoys attractive open views. Included in the sale is a garden shed and a small stable which formerly housed a Shetland pony, and this garden lends itself to cultivation into a vegetable garden or further landscaping

South Facing Rear Gardens

Well tended gardens lie to the rear aspect laid out a paved patio, raised lawn and mature foliage. Gated access leads to the front aspect

Please note: there is a public footpath that leads from the lane to the fields



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

