



Hurst Cottage, Ivetsey Road, Wheaton Aston, ST19 9QP



Nestled within picturesque Staffordshire countryside on the outskirts of Wheaton Aston is this idyllic country cottage, benefitting from deceptively spacious accommodation presenting superb potential and a quarter of an acre garden plot with panoramic views. Offered with the benefit of no upward chain, Hurst Cottage retains original features including character doors and quarry tiled flooring and is thought to date back to the 1800s where it formed part of the regal Weston Park Estate. The interiors offer excellent potential to remodel, upgrade and extend (STPP) to suit and currently comprise entrance hall, two reception rooms, kitchen, rear hall, cloakroom and a useful boot room to the ground floor, with two spacious double bedrooms, a dressing room and a family bathroom to the first floor. The first floor layout offers potential to remodel to create a third bedroom if required. Outside, Hurst Cottage sits on a beautifully maintained garden plot extending to a quarter of an acre including a double garage. This pretty cottage enjoys picturesque surroundings with panoramic countryside

views to all aspects and is serviced by oil fired central heating and double glazed windows.

Hurst Cottage lies on the outskirts of Wheaton Aston, a historic South Staffordshire village set on the peaceful Shropshire Union Canal. The superb range of amenities in the village centre include two pubs, a café/sandwich shop, a post office, a general store and a Church, and additional village amenities can be found in nearby Brewwood. The St Marys First School lies within the village and feeds into the Marshbrook Middle and Wolgarston High schools in Penkridge. The village lies alongside the Shropshire Union Canal where peaceful rural walks can be found, surrounding countryside can be reached easily on foot from the doorstep of the property and leisure pursuits can be enjoyed nearby at Cannock Chase and Belvide Reservoir. The village is well placed for commuting access to the local commercial centres of Stafford, Cannock, Wolverhampton, Telford and Shrewsbury, and the property sits just off the A5 which leads in turn to the M6 and M54.



- Charming Detached Country Cottage
- No Upward Chain
- Wealth of Character & Superb Potential
- Panoramic Rural Views
- Mature 0.25 Acre Plot
- Two Reception Rooms
- Kitchen & Boot Room
- Entrance Hall, Cloakroom & Rear Hall
- Two Double Bedrooms & Bathroom
- Potential to create Third Bedroom
- Beautiful Wrap Around Gardens
- Detached Double Garage
- Idyllic Countryside Setting with Views
- Well Placed for Local Commuter Routes

A pathway leads to the front door into the Entrance Hall, having quarry tiled flooring, stairs to the first floor and a door opening into a useful walk in Boot Room which is fitted with floor to ceiling storage. Further character doors lead off into:

Sitting Room 5.56 x 3.61m (approx. 18'2 x 11'10)

A spacious reception room having dual aspect windows with pleasant views and a brickwork fireplace housing a Chesney wood burning stove

Dining Room 3.9 x 2.37m (approx. 12'10 x 7'9)

With quarry tiled flooring and dual aspect windows. A door opens into:

Kitchen 3.82 x 2.9m (approx. 12'6 x 9'6)

Comprising a range of modern wall and base units with complementary worktops over, housing inset one and a half sink with side drainer, space for an oven and integral appliances including dishwasher, fridge freezer and washing machine. There are windows to two sides, the kitchen has quarry tiled flooring and a door opens into:

Rear Hall

Having a door out to the gardens and into the Cloakroom which is fitted with wash basin and WC and has an obscured window





Landing

Stairs rise to the first floor landing where a window to the rear enjoys idyllic views over the rear garden and views beyond

Master Bedroom 4.69 x 3.02m (approx. 15'4 x 9'10)

A spacious double room having windows to the front aspect overlooking the gardens

Dressing Room 2.11 x 1.45m (approx. 6'10 x 4'9)

Having a double fitted wardrobe and a window to the front

Bedroom Two 3.98 x 3.42m (approx. 13'0 x 11'2)

Another double room having window to the front aspect, a period fireplace and a range of fitted furniture including wardrobes and drawers

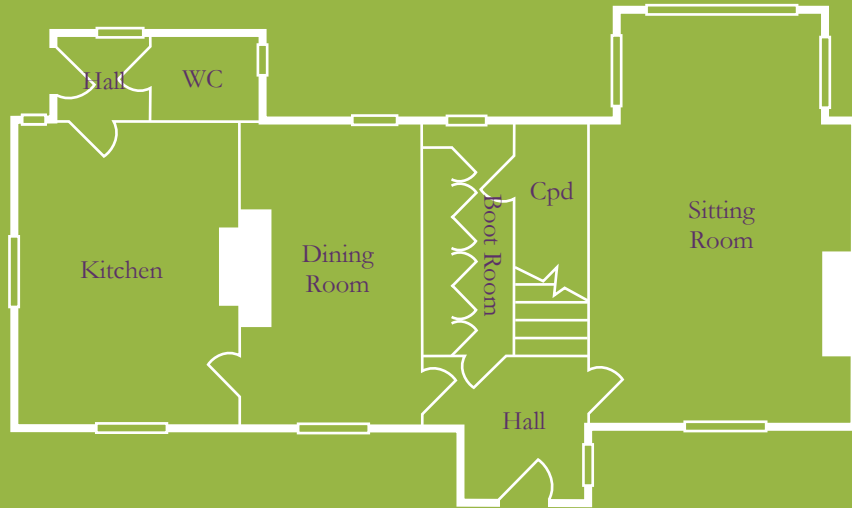


Bathroom 3.02 x 2.33m (approx. 9'10 x 7'7)

Fitted with pedestal wash basin, WC, bidet, bathtub and shower, with part tiling to walls fitted laundry cupboard storage and a window to the side enjoying open views.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





Outside

Hurst Cottage is set on a generous garden plot enjoying idyllic views to all aspects. To the fore of the garage there is space to park two vehicles, and gated access opens into the garden. To the side of the garage is a useful wood store

Double Garage 6.6 x 5.0m (approx. 21'7 x 16'6)
With electric roller entrance door, power, lighting and ample storage to the loft space. There is a courtesy door to the side aspect and the garage offers excellent potential for conversion into ancillary accommodation or a home office (subject to relevant planning permissions/build regs)

Wrap Around Gardens

Extending to a quarter of an acre, the immaculate gardens are laid to lawns edged with raised borders stocked with a variety of plants, shrubs and roses. Hedges securely enclose the boundaries and idyllic views can be appreciated over farmland and beyond. To the rear of the garage there is a greenhouse, a brick built pig sty and a potting shed, and a paved terrace next to the house provides a secluded area for outdoor seating. Further lawned gardens with a central raised border are set to the rear, again enjoying idyllic views

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.