



Ivy Cottage 66 Hot Lane

Biddulph Moor, ST8 7JT

Offers in excess of £450,000



Carters are delighted to present this charming detached stone cottage, occupying a wonderful semi-rural position in Biddulph Moor with far-reaching countryside views. Beautifully combining traditional character with modern comforts, the property benefits from underfloor heating throughout, exposed oak beams, feature stonework and quality finishes.

An attractive stone porch with an arched oak door opens into the welcoming dining room, featuring parquet flooring, a log-burning stove and bespoke oak staircase. The spacious living room centres around an impressive Inglenook fireplace and flows into an oak-framed conservatory, perfectly positioned to enjoy the surrounding views. A separate study provides an ideal home-working or reading space.

The country-style kitchen features wooden Shaker cabinetry, a ceramic Edinburgh sink overlooking Trough Stone Hill, double oven, hob, integrated dishwasher and space for an American-style fridge/freezer. A walk-in pantry, separate utility room and guest cloakroom complete the ground floor.

Upstairs are two generous double bedrooms with built-in storage and beautiful rural outlooks. The principal bedroom also features an exposed stone wall, while the stylish family bathroom boasts solid marble flooring, a walk-in shower, vanity unit and freestanding bath.

Outside, the property enjoys a delightful garden, stone-paved seating area and superb views across the Staffordshire countryside. Oak bi-fold gates provide access to secure off-road parking and a useful outdoor store.

Despite its peaceful setting, the cottage is within walking distance of two village pubs, a local shop and Post Office, village hall and bus route, with a first school also just down the lane.

A truly characterful countryside home in a fantastic village setting.

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Entrance Porch

Solid oak entrance door to the side elevation. Solid oak double glazed window to the front elevation. Oak parquet flooring.

Dining Room

10'10" x 14'3" (3.30m x 4.34m)

Solid oak double glazed window to the front elevation having an oak window sill. Exposed oak and pitch pine beams. Oak staircase to the first floor. Cast iron antique fireplace with a log burner and a slate hearth. Oak parquet flooring with underfloor heating.

Living Room

20'4" x 11'8" (6.20m x 3.56m)

Solid oak double glazed window to the front elevation having an oak window sill, and to the side elevation having a stone window sill. Inglenook fireplace with an original stone surround and a multifuel stove burner. Exposed oak and pine beams to the ceiling and oak beams to the walls. Feature exposed stone wall. Double glazed oak double doors to the side elevation leading to the conservatory. Oak parquet flooring with underfloor heating.

Conservatory

9'10" x 8'9" (3.00m x 2.67m)

Double glazed oak French doors to the front elevation leading to the garden, and

windows to the rear, side and front elevations.

Exposed stone feature wall and a dwarf stone wall. Tiled flooring with under floor heating.

Study

8'8" x 4'9" (2.64m x 1.45m)

Solid oak double glazed window to the side elevation. Solid oak parquet flooring with under floor heating.

Kitchen

14'3" x 8'6" (4.34m x 2.59m)

Oak double glazed windows to the front and rear elevations having stone window sills. Solid oak fitted kitchen having a range of wall, base and drawer units. Bespoke slate worktops from the Lake District. Edinburgh sink with a mixer tap. Smeg range oven having two ovens and six stove burners. Fitted extractor hood. Space for an American style fridge freezer. Integrated dishwasher. Exposed oak beams. Tiled flooring with underfloor heating.

Utility Room

6'9" x 9'4" (2.06m x 2.84m)

UPVC double glazed window to the side and rear elevations. Solid oak stable door to the side elevation. Fitted wall and base units with laminate work surfaces. Stainless steel sink. Space and plumbing for a washing

machine. Space for a tumble dryer. Over head storage. Fully tiled walls. Tiled flooring with underfloor heating.

Cloakroom / Guest W.C

Double glazed oak window to the rear elevation with a stone window sill. Mid level w.c. Vanity basin unit with storage under. Recessed ceiling down lighters. Partially tiled walls. Exposed stone wall. Tiled flooring.

Store Room

Solid oak double glazed window to the rear elevation. Stone inglenook window to the side elevation through to the kitchen. Recessed ceiling down lighters. Original quarry tiled flooring.

Landing

Solid oak double glazed window to the rear elevation with a stone lintel. Recessed ceiling down lighters. Mahogany parquet flooring.

Bedroom One

11'6" x 20'4" (3.51m x 6.20m)

Four solid oak windows, two with stone window sills and two with oak. Exposed stone wall.. Recessed ceiling down lighters. Exposed ceiling beams. Access to the boarded loft space. Fitted Sharps wardrobes. TV point. Parquet mahogany flooring with under floor heating.

Bedroom Two

11'7" x 13'3" (3.53m x 4.04m)

Solid oak window to the front elevation with an oak window sill. Exposed stone wall. Exposed ceiling beams. Over stairs storage cupboard. TV point. Laminate oak flooring.

Bathroom

13'3" x 7'7" (4.04m x 2.31m)

Solid oak window with a stone window sill to the rear elevation. Double shower enclosure having a Makita rainfall shower and a handheld shower attachment and a ceramic shower tray. Oversized bath with LED lighting. Villeroy and Boch Vanity basin unit. Mid level w.c. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Exposed stone wall. Solid marble flooring.

Externally

Outside, the property offers a wonderfully private setting designed to make the most of its beautiful countryside surroundings. A stone-paved seating area provides the perfect spot for outdoor dining and relaxing while taking in the far-reaching views across the Staffordshire hills.

A paved pathway wraps around the rear of the cottage, bordered by attractive stone walling that complements the character

of the property. Substantial oak bi-fold gates open to a secure off-road parking area, with the added benefit of a useful outdoor store.

Surrounded by open countryside yet within easy reach of village amenities, the outside space provides a peaceful retreat with impressive rural views.

Additional Information

Freehold.

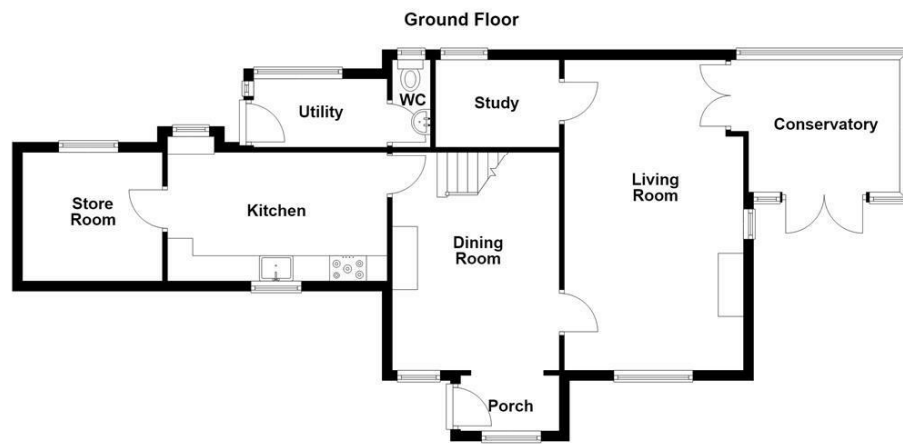
Council Tax Band C.

Total Floor Area: 1302 Square Foot / 121 Square Meters.

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Tel: 01782 470391



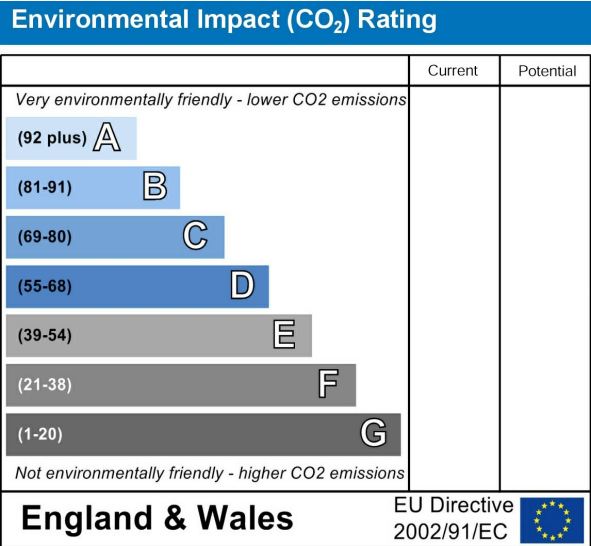
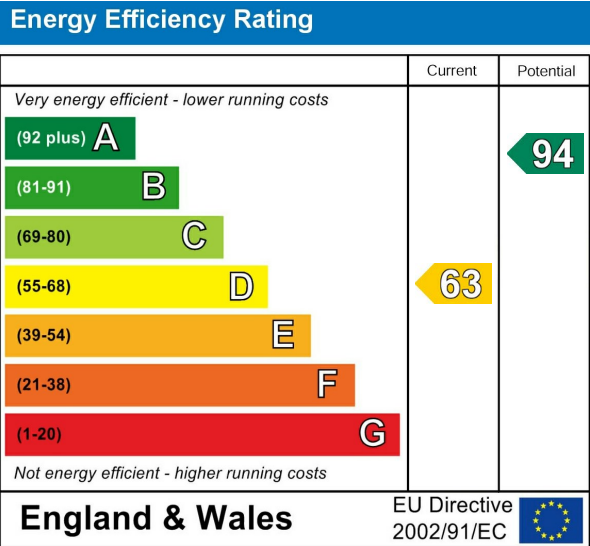
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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