



62 Jack Haye Lane, Light Oaks, Stoke on Trent, ST2 7NG **£370,000 OFFERS OVER**

PRICED TO SELL QUICKLY. This STUNNING FOUR bedroom DETACHED COTTAGE located in the IDYLIC, HIGHLY SOUGHT AFTER SEMI-RURAL location of LIGHT OAKS, with the COUNTRYSIDE on your doorstep. This RECENTLY RENOVATED, SPACIOUS home offers SPECTACULAR FAR REACHING COUNTRYSIDE VIEWS and VERSATILE LIVING ACCOMMODATION. Quarry Cottage is no ORDINARY HOUSE; the SUBSTANTIAL living accommodation is full of character throughout, with high ceilings and period features including a stunning INGLENOOK FIREPLACE with LOG BURNER. The breakfast kitchen exudes charm with HANDMADE FITTED WALL AND BASE UNITS, range style cooker, Belfast sink and feature welsh dresser. The living accommodation is extremely flexible and features an integrated annex, with a SPACIOUS SECOND LIVING ROOM and DOUBLE BEDROOM with EN-SUITE. To the ground floor there is a BEAUTIFUL, EXPANSIVE LOUNGE, SEPARATE DINING ROOM, CONSERVATORY, UTILITY ROOM and DOWNSTAIRS SHOWER ROOM with WC, coupled with AMPLE STORAGE SPACE. A further three bedrooms and family bathroom complete the first floor accommodation. A gravelled driveway provides OFF ROAD PARKING to the front of the property and the COUNTRY COTTAGE STYLE GARDEN, complete with Wisteria covered veranda makes the most of the BEAUTIFUL COUNTRYSIDE VIEWS and completes this stunning home. The property is in a SOUGHT AFTER PRESTIGE LOCATION near to BAGNALL, described as one of the most TRANQUIL VILLAGES IN STAFFORDSHIRE, with GOOD SCHOOLS, GREAT COUNTRY WALKS, POPULAR PUBS and easy travelling distance of MILTON VILLAGE and main towns. An internal viewing of this IMPRESSIVE home is HIGHLY recommended to fully appreciate the STUNNING LOCATION and EXPANSE OF ACCOMMODATION on offer. Note:- The property comes complete with FULL ARCHITECT DRAWINGS and PENDING PLANNING APPROVAL FOR A FURTHER TWO STOREY EXTENSION.

Substantial four bedroom period detached cottage. Sought after location with spectacular countryside views. Flexible living accommodation with integrated annex. Recently renovated and immaculately presented throughout. Three reception rooms, three bath/shower rooms. Original features with Inglenook fireplace and log. Burner. Conservatory and utility room. Gated driveway for off road parking.

Main lounge 6.77m (22' 3") x 3.69m (12' 1")

This generous sized room has a log burner within the inglenook brick built fire place as the main focal point. Two radiators, TV aerial point, and laminate floor covering. Two UPVC windows with leaded lights to the front aspect along with a third wooden window into the conservatory flood the room with natural light.



Main lounge



Log burner



Dining Room 3.56m (11' 8") x 4.32m (14' 2")

Double glazed window to the conservatory. Radiator, telephone point, vinyl floor covering and an electric fire in the chimney breast. Storage space under the stairs. Door to porch area leading to the conservatory



Breakfast Kitchen 3.29m (10' 10") x 3.60m (11' 10")

Wooden handmade country style kitchen with wooden work surface over to compliment the great range of base and wall units and in keeping with the era of the property. Stoves range style cooker has two electric ovens, grill, seven gas burners and a feature cooker hood with extractor. Plumbing for a dishwasher, Belfast sink, and tiled splash backs. Feature welsh dresser, UPVC double glazed window to the side aspect, quarry tiled floor and breakfast bar.



Breakfast Kitchen



Breakfast Kitchen



Utility Room 1.60m (5' 3") x 2.82m (9' 3")

A charming style type door provides external access into the utility area. UPVC double glazed window to the side effect. Plumbing for a washing machine and space for two further electrical appliances, useful wooden work surface over. Wall mounted gas combi central heating boiler. Radiator, quarry tiled floor, period hat and coat hooks and overhead vintage dryer. Doors off to the breakfast kitchen, second lounge and ground floor shower room.



Shower Room 1.55m (5' 1") x 2.78m (9' 1")

Tiled corner shower enclosure, pedestal sink with vanity unit and low level WC. Radiator, vinyl floor covering large walk in utility and storage cupboard with shelving.



Second Lounge/Snug 3.48m (11' 5") x 4.00m (13' 1")

Dual aspect UPVC double glazed windows to the side and rear aspects both enjoying the open views over the countryside. Wooden exit door allows separate external access if required. Radiator, laminate floor covering and TV aerial point. Carpeted stairs to the bedroom four



Stairs/Landing

Carpeted stairs from the dining room to the first floor. UPVC double glazed window to the side aspect and carpet on the landing.

Master Bedroom 3.64m (11' 11") x 3.70m (12' 2")

Dual aspect UPVC double glazed windows, the front having leaded lights providing countryside views from the front and rear. Radiator, laminate floor covering and TV aerial point.



Master Bedroom



Bedroom 2 3.03m (9' 11") x 3.70m (12' 2")

UPVC double glazed window with leaded lights to the front aspect. Radiator, carpet and TV aerial point.



Bedroom 3 1.74m (5' 9") x 3.25m (10' 8")

UPVC double glazed window to the rear aspect. Radiator and carpet. Large storage cupboard.



Family Bathroom 1.78m (5' 10") x 2.44m (8' 0")

White suite comprising of a corner bath with electric shower and side screen over. Pedestal sink over vanity unit and low level WC. White ladder style towel heater, radiator, tiled splash backs and laminate floor covering. UPVC double glazed window to the side aspect.



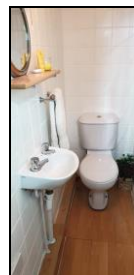
Bedroom Four

UPVC double glazed window to the rear aspect with extensive open countryside views. Carpet, radiator and store cupboard over the stairs.



En-Suite 0.73m (2' 5") x 3.19m (10' 6")

Tiled shower enclosure with electric shower, wall mounted wash/hand basin and low level WC. Laminate floor covering.



Conservatory 3.08m (10' 1") x 3.38m (11' 1") max

Dwarf wall hard wood conservatory with French doors to the side aspect providing external access. Radiator and vinyl floor covering. Door to entrance porch area.

Rear Garden

To the rear is a split level country cottage style garden with an extensive courtyard area, a combination of large red paving stones, turfed area and planting beds with a feature wisteria covered veranda allowing you to enjoy the views whatever the weather. Steps lead to a further seating area with extensive views over the beautiful countryside, just delightful. There is also feature dry stone walling and the benefit of outside lighting and a water point



Rear Garden



Rear garden with far reaching views



Off Road Parking

Gated gravel drive provides off road parking, leading to the high wooden panelled fence with side access gate into the garden.



Front Aspect

Enclosed front garden with dry stone wall and a range of mature shrubs, with slate for low maintenance.

Far Reaching Views



Property Ref: OPNY00611

Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	50	74
England & Wales	EU Directive 2002/91/EC	

Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.