



1 Mill Cottage, Penkrige, ST19 5BA

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Sales Lettings Commercial

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1 Mill Cottage is a delightful 17th century semi-detached property displaying many original features, including exposed oak beams, impressive inglenook fireplace with a Yorkshire stone hearth and a cellar with original staircase. With open countryside views to the front aspect, this deceptively spacious cottage is located close to the heart of Penkrige village, which has a full range of amenities, as well as the long established twice weekly market.

The property offers well-proportioned accommodation and has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. The accommodation comprises; a porch, a lounge, a dining room, a large kitchen, a utility, a guest W/C, a cellar, garage, three bedrooms, a family bathroom and an enclosed, private garden.

With excellent transport links, this family home is ideally located for commuting by rail or road with superb motorway access links at junctions 12 and 13 of the M6 Motorway and Penkrige railway station providing main line access to London, Manchester, Liverpool and Birmingham.



Lounge: Accessed via the porch, this charming living room has two windows providing a good amount of light, yet still retains the cosy feel which is prevalent throughout. It is full of character, with exposed original beams and features an inglenook fireplace with a Yorkshire stone hearth and a living flame gas stove, making this a wonderful focal point and a perfect space for relaxing.

Dining Room: The garden views from the French doors cannot fail to impress your guests as you entertain in this spacious dining area. There is plenty of room to accommodate 8-10 for dinner; however this would equally make a wonderful place for family life and the hub of the household, ideally located adjacent to the kitchen via an archway.

Cellar: This dry roomy cellar with its ancient stone walls has power and lighting and the original 17th century staircase. Whether you are storing your wine, or transforming this space into a teenage den, study or games room, this has the capacity to increase the amount of living space.



Kitchen: This rustic kitchen is fitted with solid oak units, South American granite countertops and a porcelain covered cast iron sinks, setting the country theme to this superb cottage. This is a great space for the discerning chef; fully fitted units, an inset hob with 5 burners and a self-cleaning Miele double fan oven and combination microwave. An overhead extractor keeps the kitchen fresh. Ample storage within, gives an uncluttered look and presents a kitchen which is both practical and charming.

Utility: Located adjacent to the kitchen, the utility has the benefit of spaces for appliances and provides access to the cellar.

W/C: The property has the benefit of a downstairs W/C; with close coupled W/C and basin.

Bedroom 1: The master bedroom is a large double bedroom facing the rear aspect of the property with bespoke fitted wardrobes with lighting and drawer units providing ample storage.

Bedroom 2: Located at the front aspect of the property this L shaped room is another double room with wonderful views overlooking the countryside.

Bedroom 3: Set to the side, this single room is currently used as an office but would equally make an ideal child's room.



Bathroom: A family bathroom with a whisper peach suite comprising; large corner Mira shower cubicle, with curved glass screen, bath, pedestal basin and close coupled w/c. Fully tiled for ease of maintenance and oak effect vinyl flooring completing the décor.

The property has been lovingly restored and regular maintenance carried out, with a new roof added in 2004 by a reputable company and the Baxi Boiler serviced annually.

Garden: An enclosed and private garden to enjoy the outdoors, surrounded by established trees and shrubs and well stocked borders. A large patio area offers the opportunity of Al Fresco dining or perhaps an after work glass of wine in this peaceful setting.

Garage: A good size with power and lighting. **Parking:** There is off road parking available for at least 5 cars on a drive laid in herringbone design brick pavers.



Energy Performance Certificate



1 Mill Cottages, Teddesley Road, Penkridge, STAFFORD, ST19 5BA

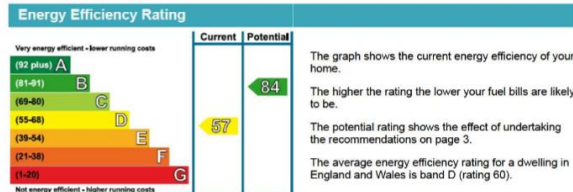
Dwelling type: Semi-detached house
 Date of assessment: 30 January 2015
 Date of certificate: 31 January 2015
 Reference number: 0332-2820-7795-9675-0891
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 103 m²

- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,699
Over 3 years you could save	£ 1,593

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 186 over 3 years	You could save £ 1,593 over 3 years
Heating	£ 2,874 over 3 years	£ 1,689 over 3 years	
Hot Water	£ 567 over 3 years	£ 231 over 3 years	
Totals	£ 3,699	£ 2,106	

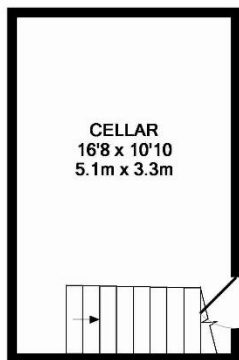
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



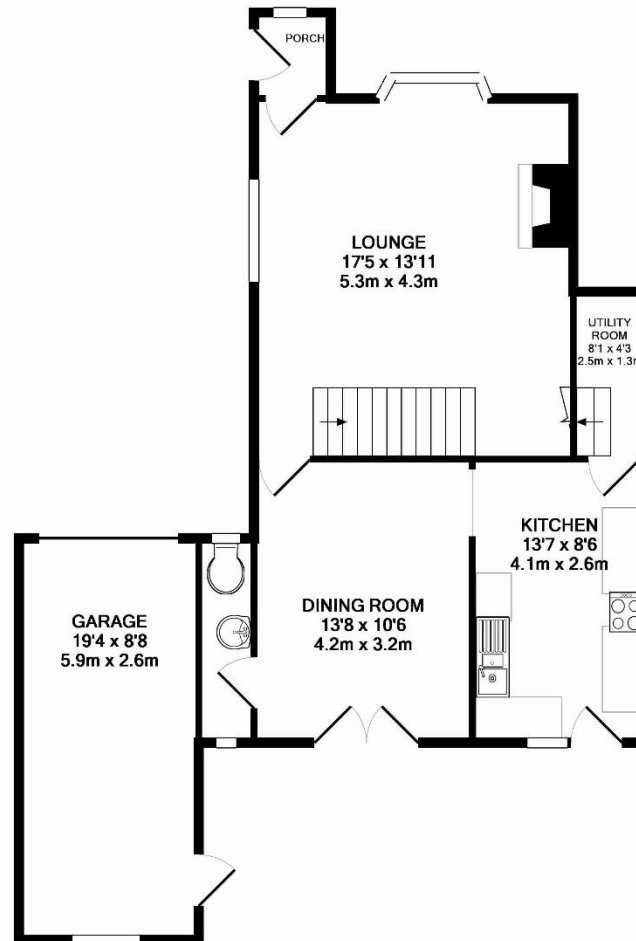
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 248	<input checked="" type="checkbox"/>
2 Internal or external wall insulation	£4,000 - £14,000	£ 495	<input checked="" type="checkbox"/>
3 Low energy lighting for all fixed outlets	£30	£ 60	<input checked="" type="checkbox"/>

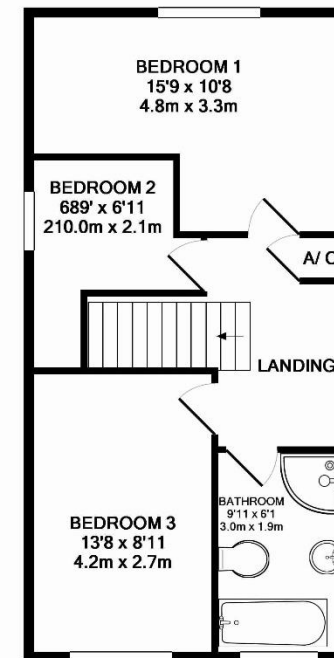
See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



BASEMENT LEVEL APPROX. FLOOR AREA 180 SQ.FT. (16.7 SQ.M.)



GROUND FLOOR APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1427 SQ.FT. (132.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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