



Levedale Cottage, Levedale, ST18 9AH



**\*NO UPWARD CHAIN.\*** A charming character property with spacious accommodation set in the small rural village of Levedale, in the heart of the Staffordshire countryside. The cottage sits in immaculate grounds in approx. 1/3 acre, with open countryside views to the rear and is close to the county town of Stafford and Penkridge village, which offers excellent commuter links and local amenities including the well-established market.

The property has well-proportioned accommodation comprising, lounge, dining-room, kitchen, orangery, three bedrooms and a family bathroom. It has the benefit of double glazing throughout and oil-fired central heating via a new boiler and radiators which were fitted 18 months ago.

**Hall:** The entrance hall sets the tone for the rest of this property, with a feature angled staircase leading to the first floor and exposed ceiling beams adding a wealth of character.



**Lounge:** A spacious living area with exposed beams and inglenook fireplace with an open working fire. Neutral quality carpets and décor provide a relaxed ambiance for the occupiers.

**Dining Room:** Conveniently located adjacent to the kitchen, this is the perfect room for more formal dining. Currently set for 6 persons, this expansive area would easily accommodate 10/12 for dinner and with neutral carpet and décor, and large patio doors, this is a bright room for entertaining. Exposed beams and picture rails continue the rustic theme.

**Kitchen:** Set to the rear aspect with views over the garden this spacious kitchen is perfectly zoned for cooking and casual dining. Fitted with a range of cream farmhouse style units providing plenty of storage and space for white goods there is an electric oven and hob.

**Orangery:** This stunning room of glass and brick construction adds a further dimension to this property and an ideal room to enjoy all year round with spectacular views over the landscaped grounds.

**A perfect solution to enjoy garden views throughout the seasons.**



**Bedroom 1:** The master bedroom is a large double bedroom facing the rear aspect of the property with high ceilings and the benefit of en-suite facility.

**Bedroom 2:** Located at the front aspect, this is another double room with vaulted ceiling and beams.

**Bedroom 3:** Set to the front of the property, this is a good sized room.

**Family Bathroom:** A white suite comprising; P-shaped bath, with overhead Mira electric shower and glass screen, w/c and wash hand basin. The room has been extensively tiled for ease of maintenance, with classic white tiles with a contrasting border for added interest.



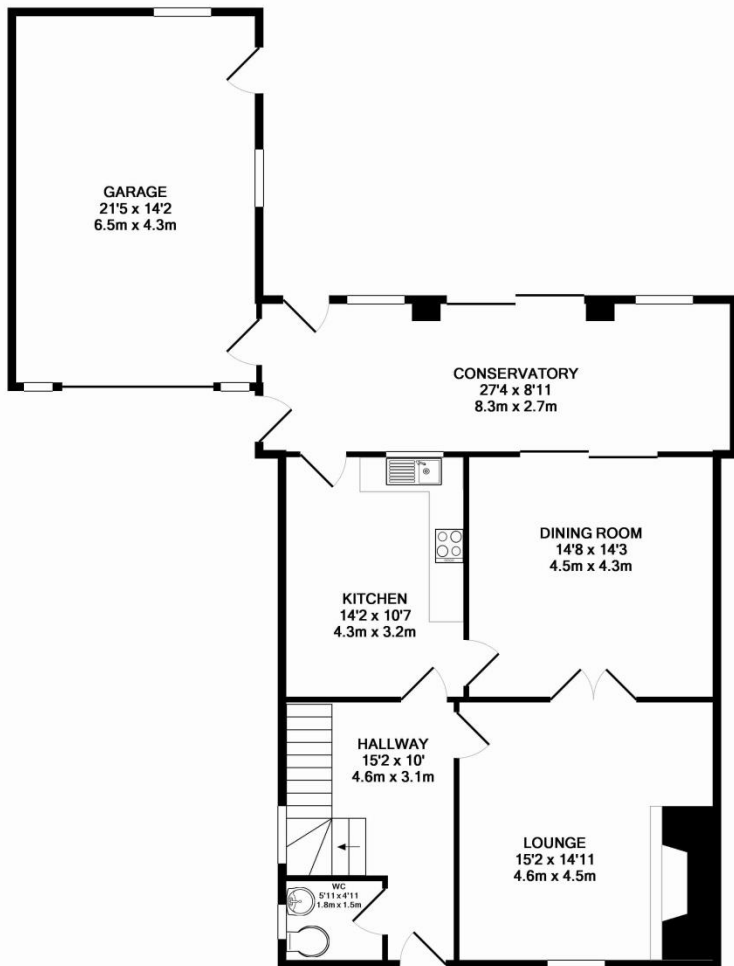
**Garden:** Levedale Cottage has an extensive garden. With manicured lawn, borders and beds with mature shrubs and trees; this is a private oasis to enjoy the outdoors in the peace and tranquillity that the countryside has to offer and represents as real asset to this charming property.

**Garage:** A large garage with power and lighting, 2 external doors and several windows this is a versatile space.

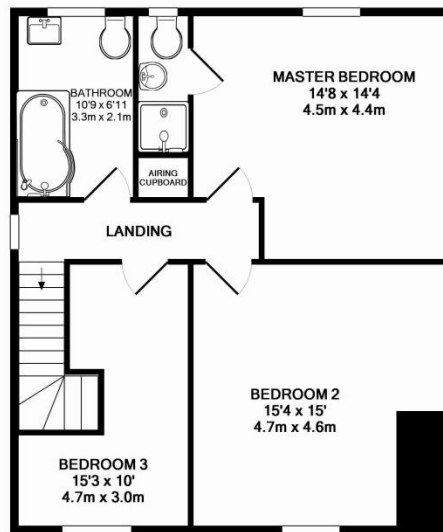
**Parking:** There is off road parking available for several cars on a block paved drive.

A border of established plants at the front of the property adds a splash of colour to the approach and makes a welcoming and inviting first impression.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1269 SQ.FT.  
(117.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 723 SQ.FT.  
(67.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1992 SQ.FT. (185.1 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  
Made with Metropix ©2016

**AGENTS NOTES**

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Energy Performance Certificate**



Levedale Cottage, Levedale, STAFFORD, ST18 9AH

Dwelling type: End-terrace house  
Date of assessment: 02 August 2016  
Date of certificate: 18 August 2016  
Reference number: 8406-7028-3730-3302-4906  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 151 m<sup>2</sup>

**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

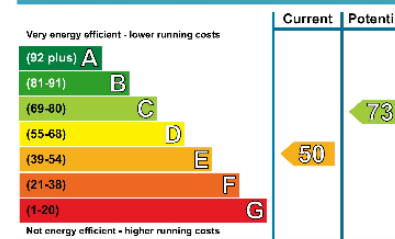
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,359</b>
<b>Over 3 years you could save</b>	<b>£ 1,458</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 234 over 3 years	
Heating	£ 3,618 over 3 years	£ 2,391 over 3 years	
Hot Water	£ 426 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 4,359</b>	<b>£ 2,901</b>	

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.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**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	£ 174	
2 Internal or external wall insulation	£4,000 - £14,000	£ 705	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 153	

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](http://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.