



Stone House, College Road, Denstone, Uttoxeter, ST14 5HR

welcome to

Stone House College Road, Denstone Uttoxeter

Bagshaws Residential are delighted to market this exceptional period detached residence dating back to circa 1719 with NO CHAIN and separate detached annex. Situated in the heart of Denstone the property enjoys a picturesque semi-rural setting whilst having easy access to Uttoxeter and Ashbourne.



Total floor area 320.7 m² (3,452 sq. ft.) approx.
This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Access to the property is gained via a driveway leading to:

Side Entrance Door:

Leading into:

Utility Room:

12' 8" x 8' 1" (3.86m x 2.46m)

Having Belfast style sink set in a base unit; further base and wall unit; plumbing for washing machine; further appliance space; exposed white wash walls; quarry tiled flooring; central heating radiator; door leading into:

Kitchen Diner:

19' 9" to back of units plus recess x 12' 11" to back of units (6.02m to back of units plus recess x 3.94m to back of units)

Comprising Belfast style sink and drainer set in a base unit; further base, wall and drawer units; complementary Quartz work surfaces; integrated double oven with hob and cooker hood over; integrated dishwasher and fridge freezer; quarry tiled flooring; step down to diner area with French doors leading to the garden; two central heating radiators.

Hallway:

With entrance door; stairs to the first floor accommodation; central heating radiator; doors off to:

Cloakroom:

Having low level wc; wash hand basin; central heating radiator; exposed stone wall; storage cupboard; window

Study / Snug:

12' x 11' 5" (3.66m x 3.48m)

Having exposed beams to the walls and ceiling; window seating area; dual aspect windows; central heating radiator.

Lounge:

18' 1" x 11' 11" (5.51m x 3.63m)

With Inglenook style fireplace housing a log burning stove and tiled hearth; parquet flooring; two central

heating radiators; dual aspect windows; exposed beams to the ceiling; storage cupboard.

Stairs:

Leading to:

Split Landing:

With loft access; central heating radiator; built in book shelving; doors of to:

Shower Room:

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; heated towel rail; corner cupboard; exposed stone wall; wood effect flooring; wall tiling.

Bedroom:

Having built in cupboards; horizontal low level convector radiator; wall lights.

Bathroom:

Having bath; low level wc; wash hand basin; window; heated towel rail; wood effect flooring; complementary tiling; beams to the ceiling.

Bedroom:

With exposed beams; built in wardrobes; storage cupboard; central heating radiator.

Bedroom:

Having beams to the ceiling; horizontal low level convector radiator; wash hand basin set in a vanity unit; built in wardrobes; dual aspect windows.

Stairs:

With low level beam (restricted head height) leading to:

Landing:

With doors off to:

Bedroom:

Part restricted head height. With exposed beams; central heating radiator; window.

Bedroom:

Part restricted head height. With exposed beams; central heating radiator; window; loft hatch.

Detached Annex:

With entrance door leading into:

Annex Entrance Hall:

With window; doors off to:

Annex Kitchen Diner:

18' x 10' 6" (5.49m x 3.20m)

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; integrated double oven; electric hob with cooker hood over; plumbing for dishwasher; further appliance space; complementary tiling; window; central heating radiator; exposed beam; double doors leading into the lounge; door to:

Annex Hall:

With external door.

Annex Lounge:

19' 6" x 17' 2" (5.94m x 5.23m)

Having exposed beam; feature stone wall; corner stone fireplace; door leading out to the garden; window.

Annex Inner Hall:

With storage cupboard; doors off to:

Annex Bathroom:

With bath; separate shower cubicle with wall mounted shower; wash hand basin; low level wc; central heating radiator; window.

Annex Bedroom:

18' x 13' (5.49m x 3.96m)

Having patio doors leading out to the garden; window; central heating radiator; wall light.

Grounds:

Externally the property occupies an attractive plot with a mature garden having established lawns with an abundance of tree and shrub plantings. The annex has a secluded courtyard garden. The property also benefits from driveway providing ample parking and useful outbuilding/storage facilities and also a car port



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welcome to

Stone House College Road, Denstone Uttoxeter

- Substantial Detached Period Grade II Listed Residence
- Five Spacious Bedrooms. Shower Room and Bathroom
- Self-contained Detached Annex
- Impressive Lounge. Snug / Study. Kitchen Diner
- Abundance of Character Features

Tenure: Freehold EPC Rating: F

Council Tax Band: F

offers in the region of

£850,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR110137 - 0006

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