



Helping *you* move



Rock Cottage, Oulton, Norbury, ST20 0PG

A charming Detached 3 Bedroom, Rural Cottage nestled into the hillside with amazing views over the surrounding countryside, with parking and a spacious garden. The property provides character accommodation of: Entrance Hall, Large Sitting Room, Kitchen Breakfast Room and Utility. The first floor comprises: Three Bedrooms, Separate W.C. and a further Bathroom. The cottage offers great potential for the new owners to create a dream home in a picturesque setting after some general updating and improvement.

Offers in the Region of
£375,000

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Overview

- Charming Detached Country Cottage
- Three Bedrooms
- Lovely Rural Location with Stunning Views
- Kitchen, Utility Store
- Large Sitting Room
- Separate W.C., Bathroom
- Terraced Lawned Gardens
- Parking Area
- Council Tax Band D
- EPC Rating F



BRIEF DESCRIPTION

Nestled into the hillside, this charming Detached 3 Bedroom Rural Cottage offers a unique opportunity for those seeking a tranquil retreat with breath taking views of the surrounding countryside. The cottage which is in need of some general updating and improvement, presents the perfect canvas for creating a dream home in a picturesque setting. The property features an Entrance Hall that welcomes you with its character and charm. The large Sitting Room is spacious and inviting, making it perfect for family gatherings and relaxation. The Kitchen Breakfast Room offers ample space for dining and cooking, additionally, there is a Utility Room providing convenient extra space for laundry and storage.

LOCATION

Rock Cottage is in the lovely and unique rural location of Norbury and is between the two market towns of Eccleshall and Newport. Newport is the bigger of the two towns and has a busy High Street with a good mix of cafes, shops, boutiques, supermarkets, sports clubs together with Adams Grammar School, Girls High School and Burton Borough School.

Stafford Station is 10.4 miles away with it's mainline connections to Manchester, Birmingham and London. Junctions for the M6 south/M54 and M6 north are both approximately 10 miles away.



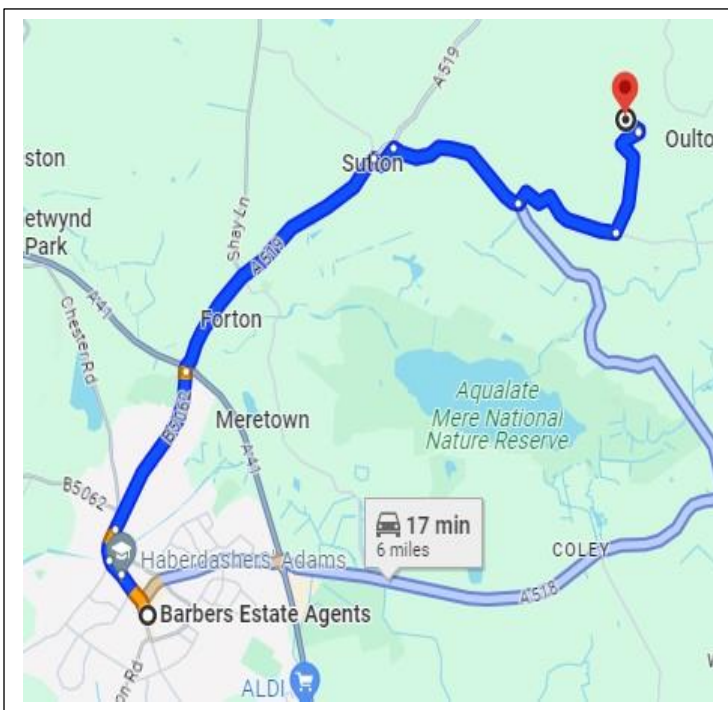
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that the property has mains electricity, oil fired central heating and drainage is via a septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

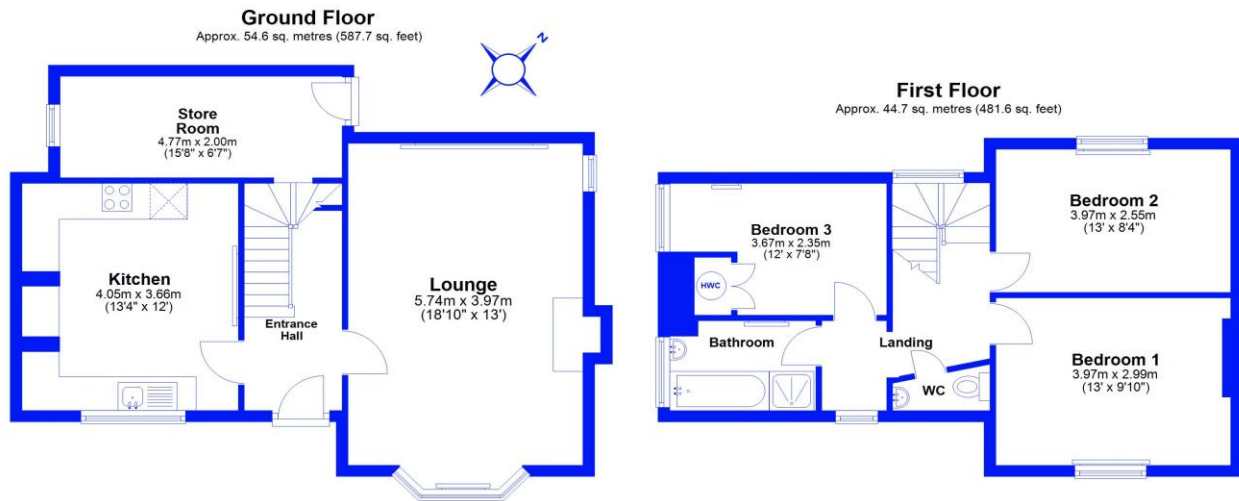
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From Newport take the A519 through Sutton, then take a right turn for Norbury, continue through and out of Norbury village for approximately one mile then turn right into Oulton Lane, then further right, bear right down a single lane track and the property can be found at the end of the road on the right hand side as identified by our For Sale Board.

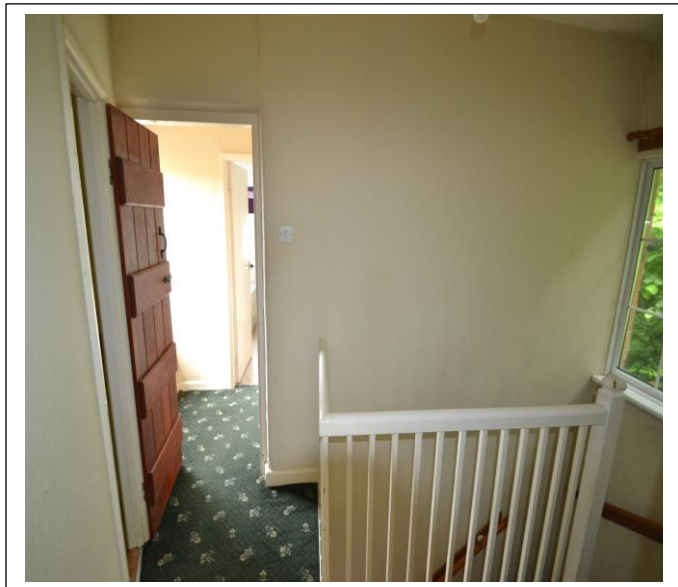
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

This plan has been prepared for the exclusive use of Northwood Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.