



## **Mill Cottage Consall Forge, Staffordshire, ST9 0AJ**

**Offers in the region of £550,000**

*"A simple life is its own reward." – Sonia Weiss*

Discover your dream retreat in this charming detached stone cottage, nestled in a breathtaking rural landscape. Surrounded by lush nature, this property offers versatile accommodation perfect for families or those seeking a peaceful getaway. The spacious outbuilding, currently utilised as a workshop, provides endless possibilities for hobbies or additional storage. Enjoy ample parking and expansive gardens that invite you to relax, entertain, or cultivate your green thumb. Experience the perfect blend of comfort, tranquility, and natural beauty in this idyllic setting—your sanctuary awaits!

## Denise White Estate Agent's Comments



**\*\*Charming Detached Stone Cottage in Idyllic Countryside\*\***

Discover the enchanting charm of this beautiful detached stone cottage, nestled within stunning countryside near a nature reserve. Surrounded by breath-taking landscapes, this property presents a unique opportunity to own a residential dwelling in a truly picturesque location.

The cottage boasts versatile and adaptable accommodation designed to meet a variety of buyers' needs. The first-floor living space features an open-plan lounge and kitchen dining area, perfectly reflecting the cottage's character and country living ethos. A practical pantry/utility area complements this space. Additionally, there is a separate reception room currently used as a snug, which could easily serve as a bedroom. The first floor also includes another bedroom, a bathroom, and a separate W.C.

On the ground floor, you'll find a utility room providing access to the inner hall, along with two spacious double bedrooms and a single bedroom. A storage room and a shower room add to the convenience of this well-designed layout. There is a separate room that houses the heating boiler that also has space for storage of the wood pellets.

This property also includes a commercial building that has been utilised for the current owners' pottery business, offering flexibility for various uses to suit

your needs.

The expansive gardens are a delight, featuring ample space for gardening enthusiasts and nature lovers alike. With established raised beds for growing your own produce, as well as a charming orchard ideal for fruit trees, these gardens provide a peaceful retreat for relaxation and enjoyment. Ample parking is available for several vehicles, enhancing the property's appeal.

Don't miss out on this exceptional opportunity to own a slice of countryside paradise!

## Location



Consall Forge is beautifully positioned along the Caldron Canal and the River Churnet, adjacent to RSPB Consall Woods. A large portion of the park is designated as a Site of Special Scientific Interest (S.S.S.I.), highlighting its commitment to nature conservation. This picturesque location lies at the heart of the Consall Nature Reserve and the R.S.P.B. sanctuary, making it a serene retreat.

The quaint village of Consall is nestled in the Staffordshire Moorlands, approximately 6 miles south of Leek and 8 miles east of Stoke-on-Trent. It is conveniently located in Consall Nature Park, which spans 740 acres of diverse woodland, heath, and moorland, serving as a vital conservation area.

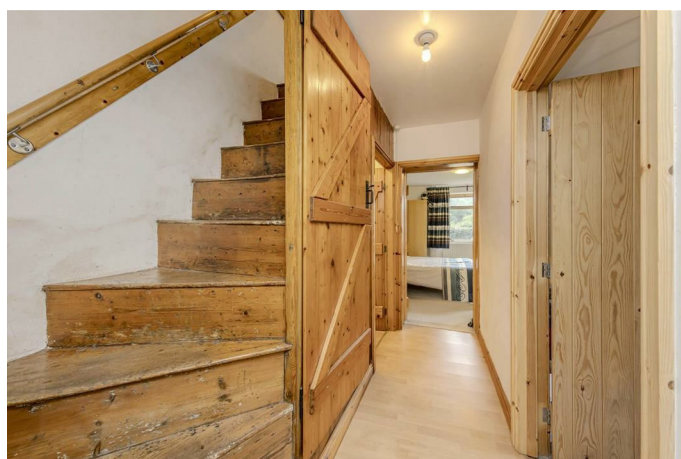
Visitors can enjoy various walking paths that meander through rugged trails, follow the scenic

local canals, and take in the sights of steam trains operating on the nearby Churnet Valley Railway.

The renowned Peak District, known for its expansive natural landscapes, is just a short distance from Consall. Additionally, the historic market towns of Leek, Chedale, and Ashbourne are easily accessible, offering a wide array of amenities.

Accessibility to the surrounding Potteries conurbations is straightforward, with major routes such as the A50 and A500 nearby

### Ground Floor Accommodation

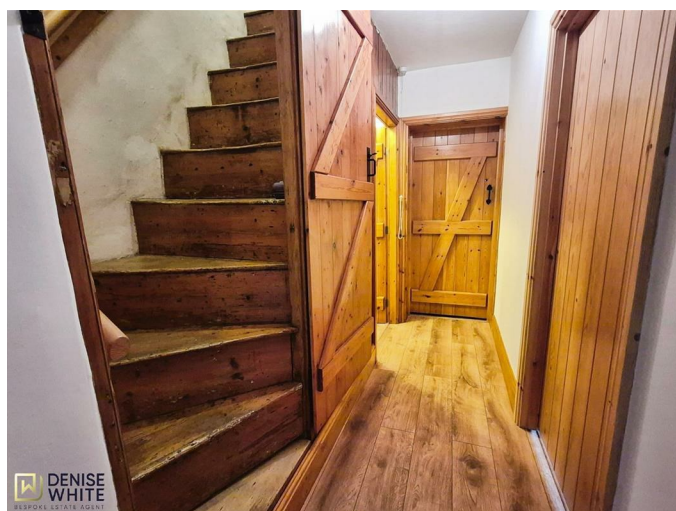


### Utility Room

11'6 x 6'7 (3.51m x 2.01m)

Quarry tiled flooring, radiator, base units with work surfaces over, sink unit with central tap, wall cupboard, windows to the rear and side aspects, ceiling light, door leading outside to gardens, access into the inner hall.

### Inner Hallway



Oak effect laminate flooring. Access gained into the ground floor accommodation and stairs leading off to the first floor, one ceiling light.

### Single Bedroom Ground Floor

9'6 x 7 (2.90m x 2.13m)

Oak effect laminate flooring, radiator, window to the side aspect, ceiling light, ample space for wardrobe and draws.

### Double Bedroom Ground Floor

13'5 x 12'10 (4.09m x 3.91m)



Oak effect laminate flooring, radiator, window to the front aspect, ceiling light.

## Inner Hallway



Providing useful storage space ideal for a dressing area fitted with oak effect laminate flooring, radiator, ceiling light, access to the double bedroom, boiler room and shower room.

## Double Bedroom

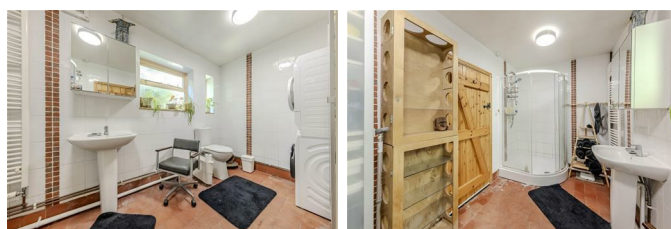
13'9 x 12'10 (4.19m x 3.91m)



Oak effect laminate flooring, radiator, ceiling light, window to the front, door leading directly to the front aspect to the property.

## Shower Room

12'4 z 6'7 (3.76m z 2.01m)



Fitted with a pedestal wash hand basin, W.C. Quarry tiled flooring. Ample space for white goods, fitted shower cubicle, heated tower rail, tiling to walls, two ceiling lights, two windows to the rear aspect.

## Boiler Room

9'5 x 7 (2.87m x 2.13m)



Fitted with a wood pellet heating system with ample space for storage, window to the side aspect, ceiling light laminated flooring.

### First Floor Accommodation



Landing space with wooden flooring, ceiling light, loft access, access to the first floor accommodation.

### Open Plan Lounge and Kitchen Area

23'3 x 13'11 (7.09m x 4.24m )



Open plan lounge and kitchen area. The lounge area has exposed wooden flooring, log burning stove, windows to the front and side aspects, radiator, ceiling light,. The Kitchen area has a stainless steel double sink unit with drainer and storage under, part tiled walls, wall mounted storage shelving, window to the side aspect and ceiling light, radiator, a four ring gas hob with storage space under, tiled work surfaces, additional wall mounted storage with shelving and an additional ceiling light, access gained to a useful utility/storage room.

### Utility/Storage Room/Pantry

12'5 x 6'8 (3.78m x 2.03m )



Good size room providing versatile use with exposed wooden flooring, ceiling light, window to the side and rear aspects, radiator, ample space for fitted storage units if required.

### Single Bedroom

9'11 x 7'9 (3.02m x 2.36m)



Carpet, radiator, internal windows into the landing space, ceiling light window to the side aspect.

## Family Bathroom

8'8 x 6'6 (2.64m x 1.98m )



Fitted with a suite comprising bath with shower attachment, pedestal wash hand basin, tiled walls, heated towel rail, ceiling light, window to the rear aspect.

## W.C.



W.C. wash hand basin.

## Bedroom/Lounge

13'7 x 12'10 (4.14m x 3.91m)



Currently used as additional reception room with exposed wooden flooring, radiator, window to the front aspect, ceiling light

## Outside



Discover a stunning outdoor oasis that enhances the charm of this property! The expansive gardens feature a variety of raised vegetable beds, perfect for gardening enthusiasts. A lovely patio seating area invites you to relax and enjoy the serene surroundings, while a greenhouse offers the ideal space for nurturing plants year-round. Shed - 5'8 x 4'7 and Wood Store - 12'7 x 11'11

The property boasts an impressive orchard area, providing breathtaking views of the surrounding woodland and creating a peaceful retreat. Wild garden areas promote biodiversity and attract local wildlife, while mature trees and hedging add to the privacy and beauty of the landscape.

For practical needs, a dedicated parking area accommodates numerous vehicles, ensuring convenience for you and your guests. Additionally, an outbuilding has been creatively utilised as a display area for pottery, showcasing the current owners pottery. The versatile spaces at the rear of this building serve as workshop areas and even include a kiln, making it perfect for hobbyists or small business ventures. Split into four sections.

With access available from both the front and side of the building, this property seamlessly combines functionality and beauty, making it an exceptional opportunity for anyone looking to embrace a harmonious lifestyle in nature. Don't miss out on this unique gem!

### Studio



Area One - 20'6 x 11'7

Area Two - 16'2 x 6'3

Area Three - 13'3 x 6'11

Area Four - 22'6 x 11'8

### Agents Notes .....

Freehold

Septic Tank

Biomass pellet boiler heating water and radiators

Conservation area

Parking spaces included enough for 4/5 cars

The pottery studio is registered as a commercial premises, commercial rates bill, at the moment this is zero

Spring water not mains, although there is mains in the valley

### Please Note....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and

furniture not specifically itemised within these particulars are deemed removable by the vendor

### About Your Agent



Denise is the director of Denise White Estate agents and has worked in the business since 1999. Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

**WE WON !!!**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Do You Need Help With A Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Do You Have A House To Sell or Rent ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Will Need A Solicitor !**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

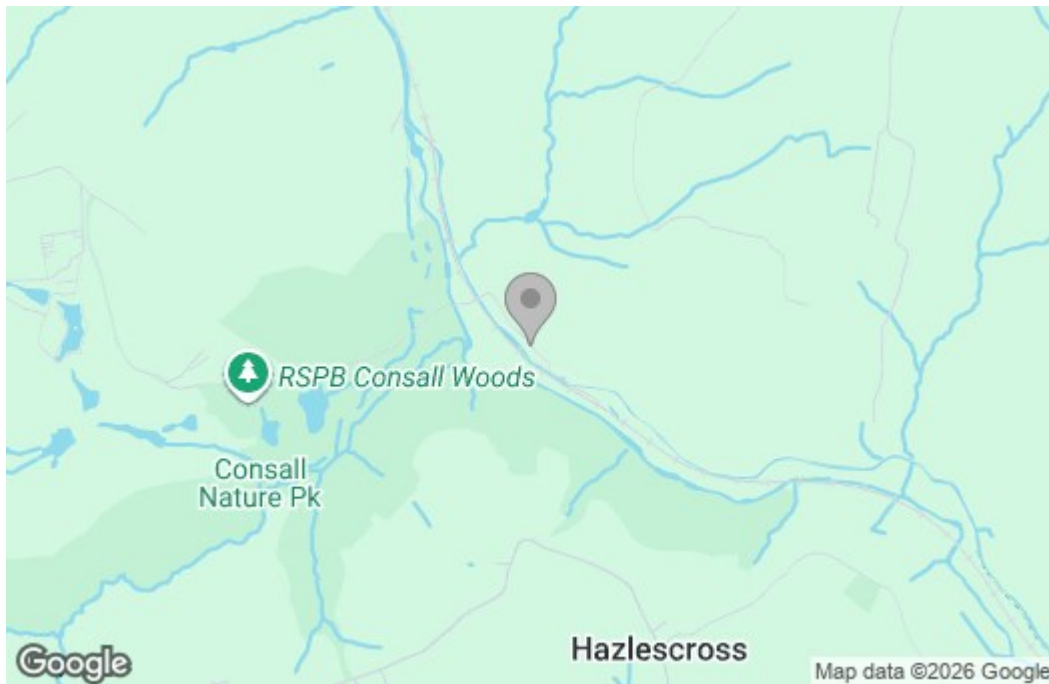
### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

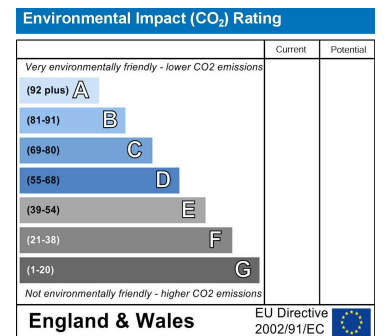
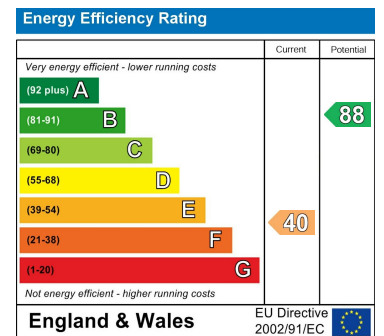
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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