



54 Audmore Road, Gnosall

£300,000 Freehold



Although in need of some modernisation, this pretty cottage will be perfect once again with the right owner in the lovely village of Gnosall. • Three good reception rooms, a galley style kitchen with pantry, lean to and extra wide single garage with off road parking. • Bursting with character features, low ceilings, beams, beautiful & ornate oak front door, wrap around gardens & a stream trickling through it. • A pretty, traditional cottage with a 300 year old history, quirky and fun, deceptively spacious and humble in the same breathe. • Three double bedrooms, a family bathroom upstairs & a lovely curved staircase leading up from the lounge.



Are you that tough cookie that never gives any signs away when viewing a house? The one who doesn't crumble under pressure, well we think you might when you come to see this lovely home we have for you, Crumble Cottage, and we think you'll be humbled when you step through the doors of this quaint little cottage. Although it's in need of some modernisation, this gorgeous property epitomises country living but enjoys sitting within the lovely village of Gnosall, so you'll have the best of both worlds. Pulling up on on to the driveway you'll see there is parking for a couple of cars and a large garage in front of you which is a decent size. A pathway from here leads you down to the lean-to which offers a useful space for when you're tinkering in the beautiful garden. Through into the hall there's a guest W.C on the right and then the dining room is straight on which is a an ideal space for formal dining or maybe you'd use it for a sitting room, adding in some French doors to give you a lovely view of the garden. Next up is the kitchen which is galley style but with the right permission you could open this up to the dining room to provide a larger kitchen/diner which often our modern world commands. There's a large walk-in pantry which is an ideal additional space for your kitchen items, and then another door leads you into the lounge which is a good sized room with another room off it. This room is full of character and charm with a fireplace, beams to the ceiling, the step up to the snug area and a stunning, solid old oak ornate door with heavy decorative ironmongery, a really delightful piece of history, we're sure you will want to preserve. A door from the lounge opens to the stairwell which has a beautiful curve to it leading you up to the first floor where there is a small galleried landing. At the top of the stairs on the right is a large double bedroom and from here another door into the third double bedroom, however, you could very simply reconfigure this so that each bedroom can be accessed individually, although it'll not be for anyone that is 6ft tall! As a 300 year old cottage, it comes with the quaint and quirky features that you should expect from something that has stood strong for this amount of time. Across the landing is a family bathroom which comprises bath with electric shower over, W.C, sink and storage cupboard. To complete this floor is the final, generous double bedroom, arguably the main bedroom with fitted wardrobes to the right hand side. Outside is just as charming and whimsical with gardens that wrap around the back and sides, with different levels and areas of interest, pretty lawns that are lined with the calming sound of the trickling stream, where the water falls down leaving that soothing sound of running water you will be forgiven for thinking like you're the main character in a romantic old, black and white movie, or you're living the dream down south in the Cornish Riviera. So be quick to call our Eccleshall office to ensure you don't miss out on this opportunity or, you may just get pipped at the post and that's just the way the cookie crumbles. 01785 851886.

The property is located in the rural village of Gnosall on the Staffordshire / Shropshire border, just a short drive from Stafford, Eccleshall and Newport. Gnosall has great commuting links to the M6 North and South together with a mainline station at Stafford which has regular services to London, Euston, Birmingham and Manchester. Gnosall also has a variety of pubs, take aways, shops, nursery ,doctors and dentists. A wonderful location boasting plenty of country/canalside walks together with a local playpark and outdoor gym along with tennis courts.



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Council Tax band: D

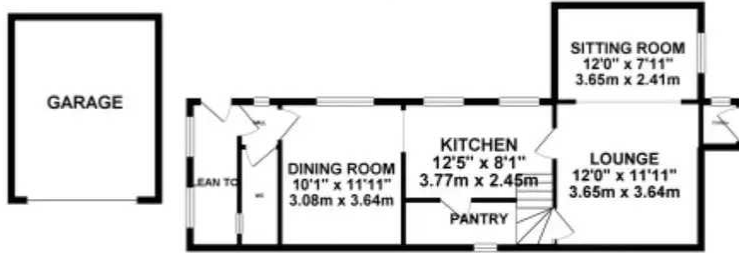
Tenure: Freehold

EPC Energy Efficiency Rating: F

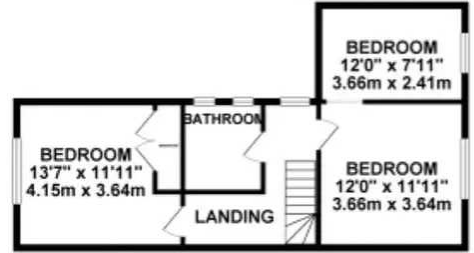
EPC Environmental Impact Rating: G



GROUND FLOOR 787.44 sq. ft.
(73.16 sq. m.)



1ST FLOOR 533.83 sq. ft.
(49.59 sq. m.)



TOTAL FLOOR AREA: 1321.27 sq. ft. (122.75 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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