



Hedgehog House, Dingle Lane, Hilderstone, ST15 8SG

£575,000

Is the cost of stabling your horse or pony draining the bank balance?? If so then gallop on over to the beautiful village of Hilderstone as this home is nestled within a substantial 2.39 acres and has a paddock for your four legged friend together with stable - alternatively just think of the land as one great big playground for either the kiddy winkles or grown-ups!! This beautiful family home has super accommodation to include Lounge, Dining Room, Family Room and a glorious refitted Breakfast Kitchen. The slumber space has generously proportioned bedrms with en-suite to the master as well as a soothing an relaxing family bathroom. There's plenty of parking for a horsebox, Motorhome, Caravan or Boat - the list is endless and a great big garden shed provides lots of outdoor storage. So whatever your needs, wishes and desires this is a family home with endless opportunities - Book your viewing to discover the possibilities for yourself!! - EPC D



ACCOMMODATION

Ground Floor

Storm Canopy

A large storm canopy with wood panelled ceiling, external courtesy light and tiled floor. A composite entrance door having a double glazed panel to the centre together with a double glazed panel to the side leads into the entrance hall.

Entrance Hall 21' 1" max x 14' 10" max (6.42m x 4.52m)

The L-shaped entrance hall has ornate tiling to the floor, radiator, coved cornice to the ceiling and telephone connection point. Stairs rise to the first floor landing. There is a good sized coats cupboard and doors lead to the ground floor rooms.

Lounge 19' 4" x 16' 0" narrowing to 13' 3" (5.89m x 4.87m)

With double glazed windows allowing views over the substantial garden and paddock area and double glazed French doors with double glazed windows to either side lead out to the garden. Having ornate coving to the ceiling, two radiators, two wall light points and television connection point. There is an impressive exposed brick fireplace having a tiled hearth and housing the log burning stove and having an oak display mantle. Double doors lead into the dining room.

Dining Room 12' 2" x 14' 9" (3.71m x 4.49m)

Accessed from the lounge or from the entrance hall. Having ornate coved cornice to the ceiling, ornate moulded ceiling rose, radiator and three wall light points. UPVC double glazed window and a further double glazed window.

Breakfast Kitchen 14' 11" narrowing to 12' 8 x 13' 3" (4.54m x 4.04m)

Polished granite worksurfaces with matching upturns and matching window sill. Beneath the worksurfaces there are cream high gloss fronted base units having soft close mechanisms comprising both drawers and cupboards including deep pan drawers. There is also a range of matching high gloss fronted wall mounted units together also with a matching wall unit which contains various appliances. With a one and a half bowl stainless steel sink unit with a drainer etched into the granite having a swan neck mixer tap together with a filtered cold and hot water system. Having an integrated dishwasher and on the expanse of wall units there are pull-out larder style units, built-in double ovens having grill facilities and one also having a plate warmer. In addition to the double ovens there is an integrated fridge and an integrated freezer. There is a peninsular unit having a quartz worktop which then extends to a bespoke breakfast table

and set within the quartz worktop there is a four ring induction hob and a built-in pop-up extractor fan. The quartz worktop also extends to a breakfast bar area with fitted Macassar base cupboards below including drawers and having soft close mechanisms. With recessed ceiling spotlights, radiator, wall mounted television connection point and ceramic tiled floor. Two UPVC double glazed windows taking full advantage of the views over the front of the property towards the garden and paddock beyond.

Family Room/Utility 17' 4" x 9' 4" (5.28m x 2.84m)

With UPVC double glazed window to the front elevation and two further double glazed windows. Having a radiator, worktop with base units below as well as space for appliances, wall mounted gas central heating boiler and a television connection point.

Guest Cloakroom 2' 8" x 5' 8" (0.81m x 1.73m)

Fitted with a suite comprising a wall mounted wash hand basin with a mixer tap and vanity cupboard below and a close coupled WC. With a chrome ladder style heated towel rail/radiator, an opaque double glazed window, tiled splashbacks and a continuation of the tiled floor which flows through from the entrance hall.

First Floor

First Floor Landing

A spindle staircase rises from the entrance hall up to the first floor landing. With a radiator and a loft access point. Having a very good sized store cupboard and an airing cupboard housing the hot water cylinder and also providing plenty of linen storage space. Doors lead to all first floor rooms.

Master bedroom 10' 8" x 13' 7" (3.25m x 4.14m)

With a UPVC double glazed window to the front elevation, radiator and built-in wardrobe having double opening doors. A door opens to the en-suite.

En-suite 6' 0" x 7' 7" narrowing to 6' (1.83m x 2.31m)

Fitted with a suite comprising a corner shower cubicle having glazed opening doors and fitted with a mains shower unit; display plinth with an inset vanity wash hand basin having a mixer tap and vanity cupboards below and a further display plinth has a concealed cistern WC. The walls are majority tiled, being fully tiled to the interior of the shower cubicle and a textured tiled floor. With an extractor fan, recessed ceiling spotlights and



a chrome ladder style heated towel rail/radiator.

Guest/Bedroom Two 11' 11" x 13' 9" max (3.63m x 4.19m)

With a double glazed Velux window together with a UPVC double glazed window, radiator and wall mounted television connection point. Double doors allow access to the storage space within the eaves.

Bedroom Three 11' 10" x 13' 6" narrowing to 9' 8" (3.60m x 4.11m)

With a radiator, UPVC double glazed window and a television connection point.

Bedroom Four 7' 10" x 9' 9" (2.39m x 2.97m)

Having a double glazed Velux window together with a double glazed UPVC window. There is a radiator and plenty of space allowing for storage in the eaves.

Family Bathroom 7' 1" x 8' 6" (2.16m x 2.59m)

Fitted with a suite comprising a panelled bath having mixer tap and a mains shower unit above the bath and a glazed shower screen with tiled walls around; wall mounted wash hand basin again with a mixer tap and a close coupled WC. The remaining walls are part tiled and there is a tiled floor with under floor heating. With an extractor fan, wall mounted light and shaver point. UPVC opaque double glazed window to the rear elevation.

Exterior

To the front of the property there are shaped borders, well stocked with a substantial variety of cottage garden style plants. There is external courtesy lighting and lots of parking. To the side of the property there is a lawned garden area which is enclosed by neat box hedging and also has raised flower borders containing a variety of shrubs and the lawned garden then extends around to the rear of the property. To the rear there are paved walkways. A paddock area contains a variety of outbuildings including a stable block. (Please note there is a public right of way over the paddock)

Garden Shed 17' 10" x 9' 4" (5.43m x 2.84m)

This large garden shed has double opening doors and a vaulted ceiling.

Stable 11' 4" x 11' 9" (3.45m x 3.58m)

Paddock

The substantial paddock is enclosed with post and rail fencing and also having natural hedging and a mature tree.



Directions

From our Stone office head south-east on Christchurch Way/A520. Turn left onto Lichfield Street/B5027 and continue to Little Stoke. Turn left onto Uttoxeter Road/B5027 and continue for 2.0 miles. Turn left onto Sandon Road/B5066. At Hilderstone turn left onto Dingle Lane to where the property will be identified by our for sale board.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

Floor Plans

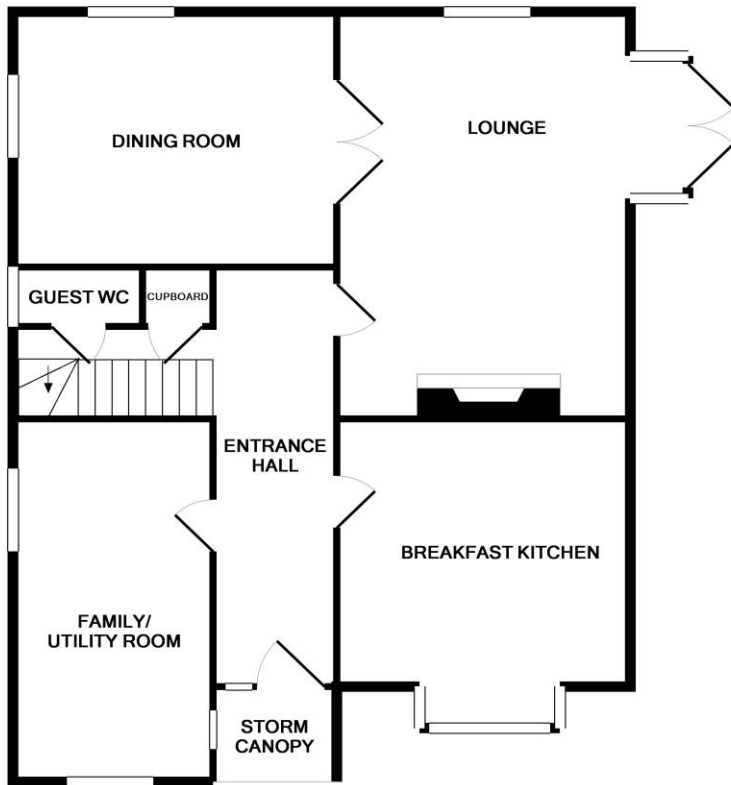
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

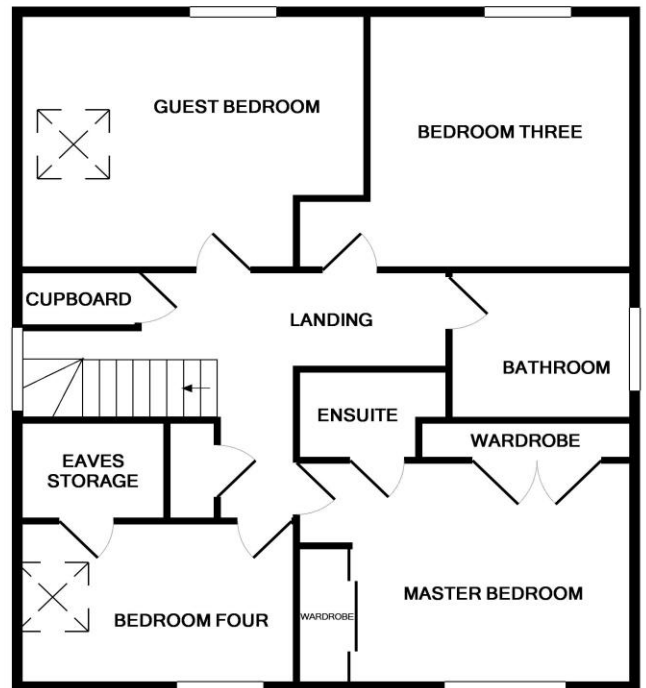
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GROUND FLOOR



1ST FLOOR

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
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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