



3



4



2



E



Mitton, Penkridge, Stafford, ST19 5QW

Offers Around
£760,000



Property Description

Mitton Cottage is a most delightful country residence which stands within mature gardens with beautiful countryside views. The idyllic hamlet of Mitton is located approximately 3 miles from Penkridge a thriving market town with a wealth of amenities. The county town of Stafford which is just 7 miles away and offers greater shopping and leisure facilities. Mitton Cottage is a spacious property which retains many original features. On entering the property the reception hall leads to the ground floor accommodation, the main lounge is a beautiful reception room with a stunning inglenook fireplace which continues to lead through to the stunning garden room which enjoys views over the vast mature garden. Additionally on the ground floor there are two further reception rooms which includes a dining room and a further sitting room. The L-shaped kitchen provides a wide range of fitted units and work surfaces and space for a dining room table. The utility room is situated off the kitchen and a guest cloak room which is located off the entrance hall.

The staircase located in the reception hall rises to the gallery landing with doors leading to the bathroom and four bedrooms all with built in wardrobes. The master bedroom enjoys countryside views and offers a well appointed en-suite. There is a second set of stairs which lead from the fourth bedroom to a loft room.

The grounds extend to approximately 0.8 acres and are accessed via an arched gated driveway which in turn leads to the off street parking and the double garage which also has a loft room above. The mature gardens are mainly laid to lawn with mature trees and hedges. Access can also be gained to the gardens via a five bar gate located further down the lane passed the main entrance to the property.

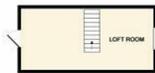
Accommodation

Entrance Porch	
Entrance Hallway	
Lounge	6.54m (max) 5.45m (min) x 4.55m (21'5" (max) 17'10" (min) x 14'11")
Garden Room	4.24m x 3.57m (13'10" x 11'8")
Dining Room	3.64m x 3.64m (11'11" x 11'11")
Sitting Room	3.55m x 2.42m (11'7" x 7'11")
Kitchen/Diner	4.95m (max) 2.29m (min) x 5.04m (max) 3.34m (min) (16'2" (max) 7'6" (min) x 16'6" (max) 10'11" (min))
Utility Room	2.29m x 2.15m (7'6" x 7'0")
Guest Wc	
Gallery Landing	
Master Bedroom	6.97m (max) 4.32m (min) x 4.53m (22'10" (max) 14'2" (min) x 14'10")
Ensuite	3.27m x 1.74m (10'8" x 5'8")
Bedroom Two	3.33m x 2.84m (10'11" x 9'3")
BedroomThree	2.87m x 2.67m (9'4" x 8'9")

Tenure: Freehold



Floor Plan: Mitton, Penkridge, Stafford, ST19 5QW



©2019 Metropix Limited. All rights reserved. This floor 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. Made with Metropix ©2019.

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. Made with Metropix ©2019.

DB Roberts Stafford Branch

18 Salter Street, Stafford, ST16 2JU

To book a viewing
Call us on **01785 255800**



We are available
8am - 8pm Mon - Fri
9am - 4pm Sat & 10am - 4pm Sun

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

