

FOR SALE BY AUCTION



MARTHAM COTTAGE, CRANBERRY COTES HEATH, STAFFORD ST21 6SQ

- **Flood Damaged Detached Pair of Cottages**
- **Suitable for Complete Refurbishment or Replacement
(Subject to Planning)**
- **1/4 Acre Plot in Village Location**

**To Be Offered For Sale By Auction
(Subject to Conditions and If Not Sold Prior)
On-Line Auction Tuesday 9th March 2021**

AUCTIONEER'S GENERAL NOTE

This was formerly two railway cottages, that subsequently came into single ownership, although no steps were taken to amalgamate the accommodation.

Unfortunately, the property was damaged during the freak downpour that occurred in early August 2020 and, as a consequence, it requires complete refurbishment. The alternative would be to seek planning permission for a replacement structure that could provide a more convenient layout and use of space.

Either way this is an interesting project which can produce a character home within the Local Plan Green Belt.

DIRECTIONS

From the A51 Stone to Nantwich Road, at Hatton Waterworks bend, take the turning to Cranberry. Martham Cottage will be found towards the far end of the village, on the righthand side, next to the premises of Cranberry Commercials.

DESCRIPTION

The property is brick built and rendered to all elevations beneath a pitched tiled roof. The accommodation currently provides;

Entrance/Conservatory leading to small **Hall** with narrow staircase leading off.

Sitting Room:- 12' 3" x 12' 2" (3.73m. x 3.71m.) containing a Victorian cast iron fireplace with tiled insets.

Bathroom:- 6' 8" x 5' 6" (1.90m. x 1.68m.) with tiled dado and having roll top metal bath on pedestal feet, pedestal wash hand basin and low flush WC. The corner **Airing Cupboard** contains the hot water cylinder and electric immersion heater.

Kitchen:- 11' 6" x 7' (3.51m. x 2.13m.), with basic range of wall and floor cupboards incorporating a stainless steel double drainer sink unit. The room is tiled and the boiler is oil fired.

Sun Room:- 7' x 11' 6" (2.13m. x 3.51m.) plus the bow window. There are three wall light fittings.

First Floor Landing:-

Bedroom No. 1:- 11' 11" x 12' 2" (3.63m. x 3.71m.) with built in wardrobe and pedestal wash hand basin.

Box Room:- 4' 10" x 8' 7" (1.47m. x 2.62m.) with built in cupboard.

Bedroom No. 2:- 7' x 8' 5" (2.13m. x 2.57m.)

Bedroom No. 3:- 7' 1" x 11' 8" (2.16m. x 3.56m.) plus walk-in bow window. Corner bracket wash hand basin.

The Annex

Entrance Hall with **Cloaks Cupboard** leading off

Bathroom:- Contains a panelled bath, pedestal wash hand basin and low flush WC.

Living Room:- 12' 9" x 12' 5" (3.89m. x 3.78m.) fitted with a marble fireplace in wooden surround and with open hearth.

Galley Kitchen:- 7' x 5' 10" (2.13m. x 1.78m.) fitted with 3 wall cupboards, a working surface and stainless steel single drainer sink unit. **Food Pantry** leads off.

First Floor Landing with **Storage Cupboard** leading off:-

Bedroom No. 1:- 13' 9" x 12' 2" (4.19m. x 3.71m.)

Bedroom No. 2:- 7' 1" x 12' 1" (2.16m. x 3.68m.). Contains an **Airing Cupboard** with lagged copper hot water cylinder and there is a bracket wash hand basin.

Outside

The property enjoys a large **Garden of 0.25 acres (0.104 hectares)**, with ample vehicle off-road parking.

Opposite the house is a **Brick and Tile Single Storey Range** which provides **3 Store Rooms**.

COMPLETION

Completion will take place on or before 6th April 2021.

SERVICES

The property is understood to be connected to mains electricity and water. Drainage is to a private septic tank.

The central heating system for the main house is via hot water filled radiators, whereas the system for the annex is electric night storage heaters.

TENURE

The property is understood to be owned freehold and is offered for sale with vacant possession upon completion.

LOCAL AUTHORITY

Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ. Telephone number 01785 619000. Council Tax Bands D and C.

VIEWING

By key obtained through the agent's Stone Offices. Please telephone 01785 850866.

SOLICITORS

The solicitors are:-

Messrs Tedstone George & Tedstone
Crown Bridge
Penkridge
Staffordshire ST19 5AA
Telephone Number: 01785 712243





EPC

Certificate number 2152-0124-8140-0141-2127 - Energy Rating F

Certificate number 2191-1611-5196-1990-8133 - Energy Rating F

CONDITIONS OF SALE

The Conditions of Sale will be available on line through the Auctioneers and the Vendor's Solicitors seven days prior to the auction by prior arrangement. The purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied himself upon all matters contained or referred to either there or in the sales particulars.

An administrative charge of £250 (including VAT) per lot will be payable by the purchaser to the auctioneers on the fall of the hammer

PROPERTY MISREPRESENTATION ACT, 1991: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

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