



## Caldon Cottage, Post Lane, Endon, Staffordshire, ST9 9DU

Canalside Location. | 6 Bedrooms, Three en-suite | Large open-plan Kitchen/Dining room | Underfloor Heating | Architect Designed | MVHR System (Mechanical Ventilation and Heat Recovery) | Stone floors in Travertine | Large Plot | Currently benefits from a Canal Mooring

Asking Price: £675,000 (Offers In Excess Of)





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## DESCRIPTION

Sweet dreams are truly made of this. Be quick with this one! Set in the tranquil village of Endon in the Staffordshire Moorlands. This stunning, canalside home is truly unique. It is rare that a property of this size and in such a desirable location comes to market. With a jubilant fanfare Hunters welcomes to market this stunning spacious, canal side family home. No expense has been spared with this family home. From the underfloor heating to the German engineered bi-folds, attention to detail has been paramount. The property comprises on the ground floor an open plan kitchen/dining/family room, three bedrooms two with en-suite, a family bathroom and utility room. The large living room opens onto the most magnificent garden. On the first floor, one finds three more bedrooms, one being the magnificent Master Bedroom Suite. This tranquil space lends itself to a peaceful night's sleep. The master suite consists of a tranquil bedroom, walk in shower, separate w/c with vanity basin and a dressing area with built in wardrobes. There is ample off road parking for several vehicles and the house is set within 0.88 acres. Complementing this stunning home is an existing canalside mooring. The cottage style garden and woodland attracts a large variety of wildlife. There is also a stable block, log store and two sheds.



## Entrance Hall

Entered via a UPVC wood effect Solidor door. Underfloor heating with overlying stone tiles. Doors leading off to the kitchen/dining room and also bedroom four

## Open Plan Kitchen Dining Family Room

Bespoke fitted kitchen, by local craftsman, George Frederick, comprising a range of base units with beech worktops and wall units giving the kitchen an abundance of storage solutions. A Rangemaster cooker with an induction hob complement this wonderful room giving it the real country cottage feel.

## Lounge

The lounge really is the heart of this home. The stunning Contura wood-burning stove makes this room really cosy in the winter and looks amazing, giving the room a Mediterranean feel. Two sets of bi-fold doors give this room the wonderful feeling of indoor-outdoor living. These doors lead the eye to the mature garden and ever changing views of the Caldon canal.

## Bedroom Two

This en-suite bedroom is on the ground floor giving easy access to all areas of the property.

## En-Suite

This bathroom comprises a low level w/c with wash hand basin set into a vanity unit and an enclosed shower cubicle.

## Bedroom Three

Bedroom three is accessed from the inner hallway. This bright ground floor bedroom benefits from an En-suite

## Bedroom Four

This room is currently used as a bedroom but would lend itself to a variety of different uses. It's situated at the front of the property and could easily transform into a formal dining room or additional reception room

## Utility Room

The utility room houses the washing machine/ tumble dryer. Lots of storage and the boiler.

## Master Suite

One enters the Master suite from the upstairs landing. On the left there is a walk in shower with glass sliding door. Next, one finds the W/C with a hand basin and vanity unit. Continuing down one enters the dressing area with built-in wardrobes on both sides. Next you come to the bedroom. This stunningly spacious room is wonderfully calm and quiet.

## Bedroom Five

Bedroom five is once again on the first floor and has a fantastic layout and style.

## Bedroom Six

This is currently being used as an office. If you are working from home this really is the room for you.

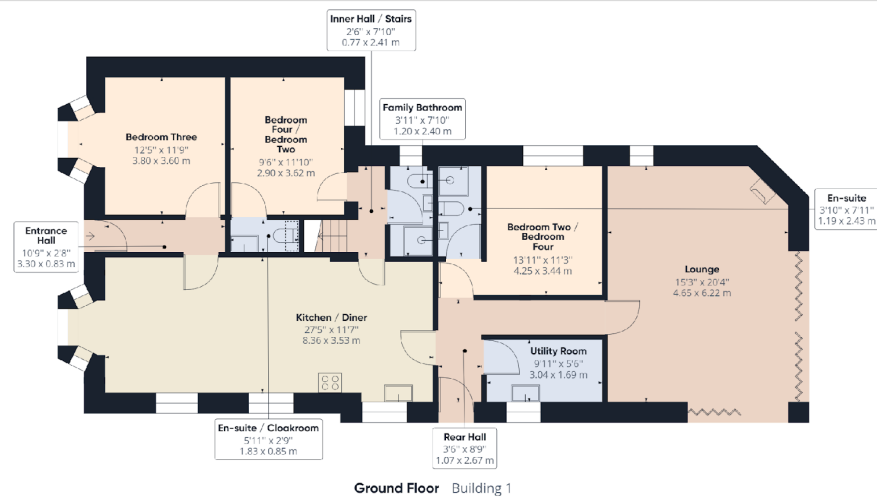
## Outdoor Space

A stable door leads to the terrace and garden that extends to 0.88 of an acre. The beautiful and tranquil Caldon Canal meanders down the entire length of the garden. There is currently a narrowboat moored in the garden and it is anticipated that the mooring agreement with the Canal and River trust can be transferred to the new owners. The cottage style garden and woodland attract a large variety of wildlife. There is also a stable block, log store and two sheds.









## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Approximate total area<sup>(1)</sup>

2158.31 ft<sup>2</sup>  
200.51 m<sup>2</sup>

### Reduced headroom

240.18 ft<sup>2</sup>  
22.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### OPENING HOURS

9.30am - 5.30pm Monday to Friday and  
9.30am-4pm Saturday



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