



ENCHANTING PERIOD PROPERTY WITH COUNTRYSIDE VIEWS TO THE REAR

YEW TREE COTTAGE, ASTON LANE, ASTON, STONE, STAFFORDSHIRE, ST15 0BW

Freehold

savills

ENCHANTING PERIOD PROPERTY CLOSE TO THE MARKET TOWN OF STONE WITH COUNTRYSIDE VIEWS TO THE REAR

YEW TREE COTTAGE, ASTON LANE, ASTON,
STONE, STAFFORDSHIRE, ST15 0BW

Freehold

4 reception rooms ♦ orangery ♦ kitchen, pantry, utility ♦ 4
bedrooms ♦ family bathroom ♦ shower room ♦ double
garage ♦ landscaped gardens and grounds ♦ EPC rating
= Listed Building

Situation

Yew Tree Cottage is situated in a semi-rural location in the village of Aston, three miles south of the pretty Staffordshire market town of Stone, which is also known for its food and drink events that are held throughout the year.

The River Trent and the Trent and Mersey Canal both run through Stone and Aston Marina is accessible via a foot path/bridle path from at the end of Aston Lane (a no through road). This gives access to many miles of traffic free walks along the canal network.

There are highly regarded schools in the area including St Dominic's Priory School, Alleyn's Academy and Yarlet School to name a few.

Aston is conveniently located for the commuter and has easy access to road and motorway network linking the West Midlands and North West. The county town of Stafford has a mainline railway station with direct links to London Euston taking around 1 hour 17 minutes whilst there is a service from Stone station which takes from 1 hour, 41 minutes.



Description

Yew Tree Cottage is an enchanting, part timbered, listed, period cottage principally dating from the 17th century. The pretty black and white façade sits back from the no through road and houses a wealth of period features including both wall and ceiling beams with the carpenter's marks, original doors, quarry tiled floors and inglenook fireplaces. The versatile accommodation is laid out over three floors and has been well maintained by the current owners who have updated the fittings and fixtures during their time at the property.

Access to the property is via an impressive, solid timber front door which opens into a hallway that leads either side into the drawing room to one side and the study/sitting room to the other. The double aspect, drawing room is within the older part of the property and benefits from an open brick fireplace and tiled hearth. It links through to the dining room which also has many period features.

The breakfast kitchen has a vaulted ceiling with exposed beams and is fitted with a range of cream wall units and granite worktops. A breakfast bar and integrated appliances, including a Rangemaster stove and dishwasher, have been incorporated within the design.

Leading off the kitchen is a useful pantry and a utility room with space for a washing machine and tumble dryer and a cloakroom just off.

At the rear of the property is a delightful family room with doors to an outside entertaining area. A wood burning stove sits within a brick inglenook fireplace with a quarry tile hearth and pretty countryside views through the windows. The downstairs accommodation is completed by a useful orangery which links the dining room and the sitting room and gives access to the rear of the property.

On the first floor is the master bedroom with character beams and a range of timber fronted wardrobes and dressing table which complement the style of the room. There are two further bedrooms on this level which share a well-appointed family bathroom which include a claw foot roll top bath and his and her vanity wash hand basins with cupboards beneath.

The second floor has a further bedroom and a shower room.

Outside

Yew Tree Cottage is approached via a cobbled driveway which provides ample off road parking and leads to a double garage with a roller shutter door. The views to the rear overlook rolling countryside towards the Sandon Estate. The gardens are mostly laid to lawn with mature trees and flower beds together with dining areas for outside entertaining.



Directions

Leave Stone town centre along the A34 heading south towards Stafford and turn left onto Aston Lane directly from the A34. Proceed to the bottom and bear left, continuing along Aston Lane to where you will find the property on the right-hand side.

Tenure: Freehold

Services: mains water, electric and gas. Private drainage. Gas central heating.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared March 2018

Photographs taken March 2018

Tenure:

Freehold

Local Authority:

Stafford Borough Council (Band G)

Viewing:

Strictly by appointment with Savills





Yew Tree Cottage

Gross Internal Area (approx)

House = 239.3 sq m / 2576 sq ft

Garage = 38.4 sq m / 413 sq ft

For identification only. Not to scale.

Plan by Cloudbase Photography



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