



Dale Cottage Woodwall Green, Croxton

£600,000 Freehold



A fantastic opportunity to transform this 1.8 acres of ground and three bedroom cottage into your next dream home! • Three double bedrooms and one family bathroom on the first floor await your personal touch. • On the ground floor find a kitchen, living room, lounge, breakfast room and store with everything ready to become a W.C. • Outside 1.8 acres of ground await your maintenance along with a garage, workshop, log cabin, pergola and two green houses. • Located in Woodwall Green in Croxton, enjoy quiet rural living while still being close by to excellent amenities, schools and travel links in Eccleshall.



Once upon a time, in the storybook village of Woodwall Green, Croxton, there stood an enchanted cottage with three bedrooms and surrounded by 1.8 acres of land waiting for its magical glow-up. A hidden gem in a realm of rolling countryside, this is no ordinary home... it's a blank canvas for your next great transformation tale.

With courage in your heart (and maybe a Pinterest board in hand), park your noble steed on the spacious driveway and make your way to the front door. Step inside and be instantly introduced to the heart of the home, a charming kitchen filled with light cabinetry, wood-style worktops, a Belfast sink and a Rangemaster cooker. Just off this space lies a secret storage nook, perfect for hiding away spellbooks, snacks or the broomstick collection. Wander further into the formal living room where dual-aspect windows invite the light to dance across the walls. A feature fireplace with tiled surround stands proudly, waiting to be brought back to life with a flick of your wand (or interior design flair) and just beyond, a cosy second living area awaits, nestled at the heart of the home, complete with a wood-burning stove to snuggle up beside during enchanted evenings. Drift seamlessly through to the breakfast area where windows wrap around you like a warm hug from Mother Nature herself with the garden and rural views stretching out like a painted backdrop. Here you'll also find a handy little store room, just waiting to become the cloakroom (or W.C.) of your dreams. Head up the stairs and into the realm of rest where three spacious bedrooms await, each ready for your creative charm. The first and second bedrooms come with built-in wardrobes, while the second and third are yearning for their fairy godmother (that's you!) to breathe new life into them. The family bathroom is a relaxing retreat with a walk-in shower, a full tub for bubble-bathing bliss, W.C., sink and a wall-to-wall airing cupboard.

But the real magic begins outside... Step into your very own secret garden with 1.8 acres of possibility. A garage, a workshop, a log cabin, two greenhouses and a shed await amongst the generous garden. A dreamy patio just off the breakfast room is perfect for morning tea with birdsong or twilight dinners under the stars, while a charming pergola adds a little extra sparkle for entertaining. The tiered lawn calls out for picnics, garden parties and year round fun. With a gated driveway and ample parking, even your pumpkin carriage will have space to stay. All of this, in the idyllic Woodwall Green in the Croxton village, where peace, privacy and panoramic views are part of the happily-ever-after. Excellent amenities, schools and transport links await nearby in Eccleshall, while Croxton itself offers a shop and petrol station for your everyday quests.

So what are you waiting for? Grab your wand, call us today and begin your next chapter in this magical cottage makeover. Your fairytale home is ready to be written... and the story is only just beginning.



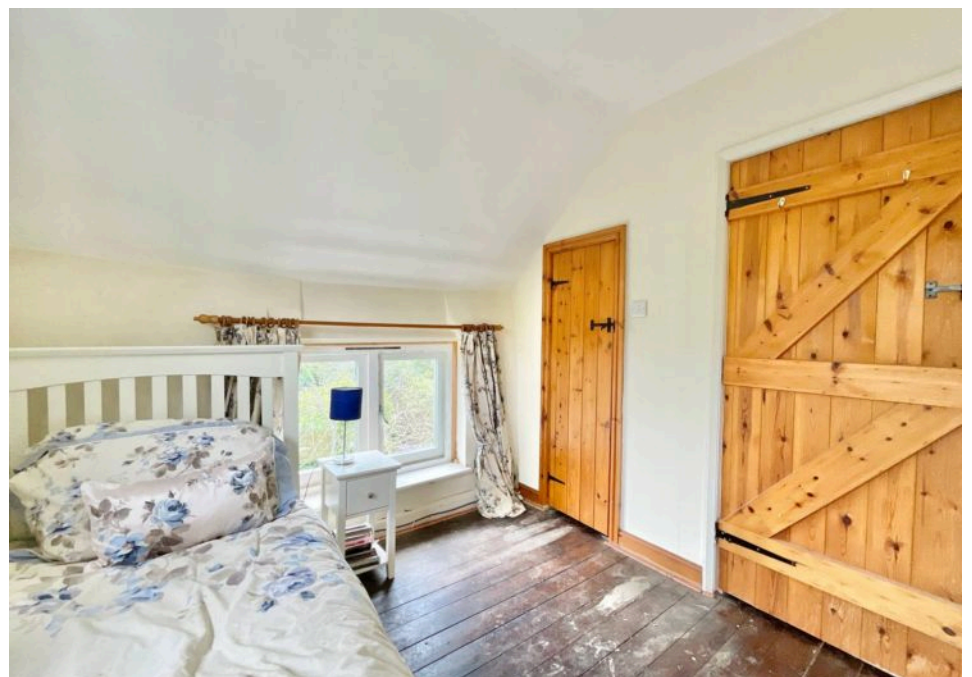
Enchanted rural cottage in Croxton village with 3 beds, 1.8 acres. Dual aspect living areas, log burner, double bedrooms, magical garden, garage, workshop, log cabin. Transform into your fairytale home.

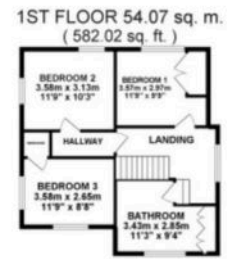
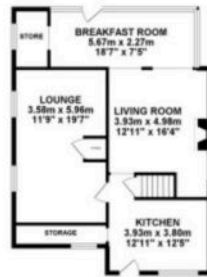
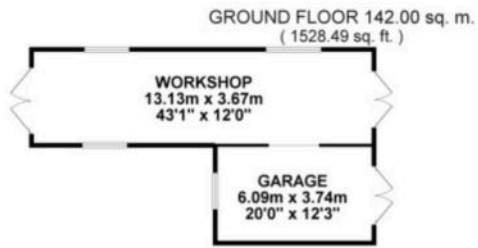
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

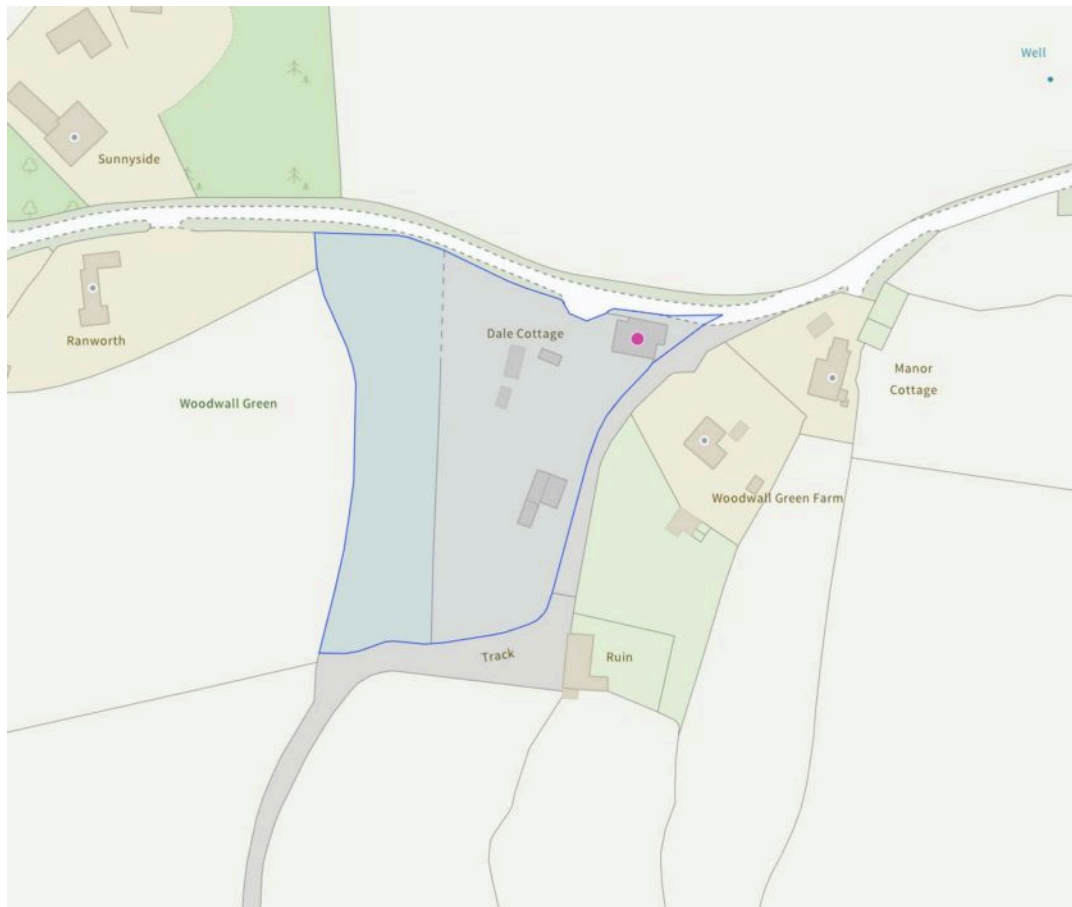
EPC Environmental Impact Rating:





TOTAL FLOOR AREA: 196.07 sq. m. (2110.52 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
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