



The Smeltings, Furnace Bank Great Gate

£725,000 Freehold

Heart melting property, just oozing with charm and characterful quirks. From the exposed beams and stone brick walls, and exceptional fireplace • A fantastic opportunity to acquire a stunning period property in need of some TLC, with the potential to become an outstanding family home designed entirely to your taste. • A home that offers both generous and flexible accommodation. With an adjoining annexe, garage and outbuildings ready to restore • Four generous double bedrooms, and a further bedroom with its own living space and bathroom - leaving you with endless opportunities • Approximately 1.8 plot, enjoying gorgeous views of the Staffordshire Moorland countryside



A truly unique stone-built cottage dating back to the 1700s, formerly a one-bedroom dwelling believed to have once served one of the village blacksmiths at Great Gate, The Smeltings has since been heavily extended to create a substantial rural residence brimming with charm, history and untapped potential.

Set within approximately 1.8 acres, including a separate long field opposite the property, this remarkable home enjoys uninterrupted countryside views to both the front and rear, offering a rare sense of peace, privacy and seclusion. Surrounded by open fields, grazing animals and with a stream gently running beyond the garden, the setting is undoubtedly one of its greatest assets.

Approached via a gravelled driveway, the grounds provide extensive parking alongside a detached double garage with workshop, a detached metal barn and several additional sheds, all offering excellent scope for restoration or repurposing depending on your needs.

Internally, the property is overflowing with characterful touches and versatile living space. A cosy entrance porch welcomes you into the snug; a warm and inviting room showcasing original beams, an impressive stone fireplace surround and access down to a useful cellar. From here, double doors open into the substantial lounge diner, an impressive extended reception space with a further feature fireplace housing a log burner and French doors opening onto the patio and gardens beyond.

The country-style kitchen breakfast room offers generous proportions with fitted cabinetry, space for appliances and ample room for family dining, whilst also presenting excellent potential for modernisation and upgrading to suit contemporary tastes.

A hallway leads through to a cloakroom WC, large utility room and a further WC servicing the annex wing of the property. Currently open to the main house but capable of being fully separated if desired, this versatile section of the home could lend itself perfectly to multi-generational living, guest accommodation or even potential holiday let use, subject to any necessary consents.

To the lower level of the annex is a spacious study enjoying lovely views across the front fields, alongside an enormous games and entertaining room complete with its own kitchenette. Previously used to host gatherings of up to 40 guests, this exceptional space offers endless possibilities and could easily be reconfigured into additional accommodation, leisure rooms or workspace.

Stairs rise to the upper level where there is a living room overlooking the rear gardens and countryside, a double bedroom and ensuite shower room. This area also connects back through to the main residence, where four further double bedrooms can be found, two benefitting from ensuite facilities, in addition to a family bathroom complete with a cast iron bath perfectly positioned beneath a window framing idyllic rural views.

Externally, the gardens present raised balcony seating area stepping down onto a substantial patio terrace, creating the perfect setting for summer entertaining, outdoor dining or evenings gathered around the firepit.

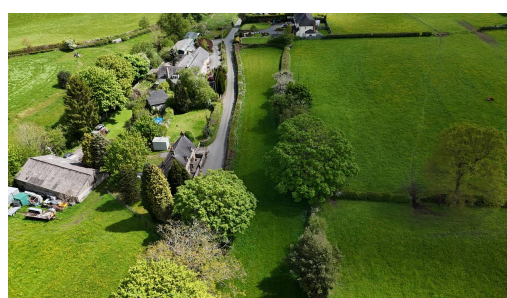
Great Gate is a small rural hamlet positioned within the beautiful Staffordshire Moorlands countryside. The location remains conveniently placed for access to nearby market towns and commuter routes, combining countryside living with everyday practicality. The area is particularly well regarded for its scenic surroundings, walking routes and outdoor lifestyle, with an abundance of wildlife and picturesque landscapes right on the doorstep. Nearby villages and towns provide a range of local amenities, independent shops, pubs, schools and leisure facilities, while larger centres such as Leek, Stoke-on-Trent and Ashbourne are all within comfortable travelling distance.



A truly unique stone-built cottage dating back to the 1700s, which have been extended to create an exceptional family home proudly set within 1.8 acres within the Staffordshire Moorland Countryside.

Council Tax band: G

Tenure: Freehold



GROUND FLOOR 204.78 sq. m.
(2204.23 sq. ft.)



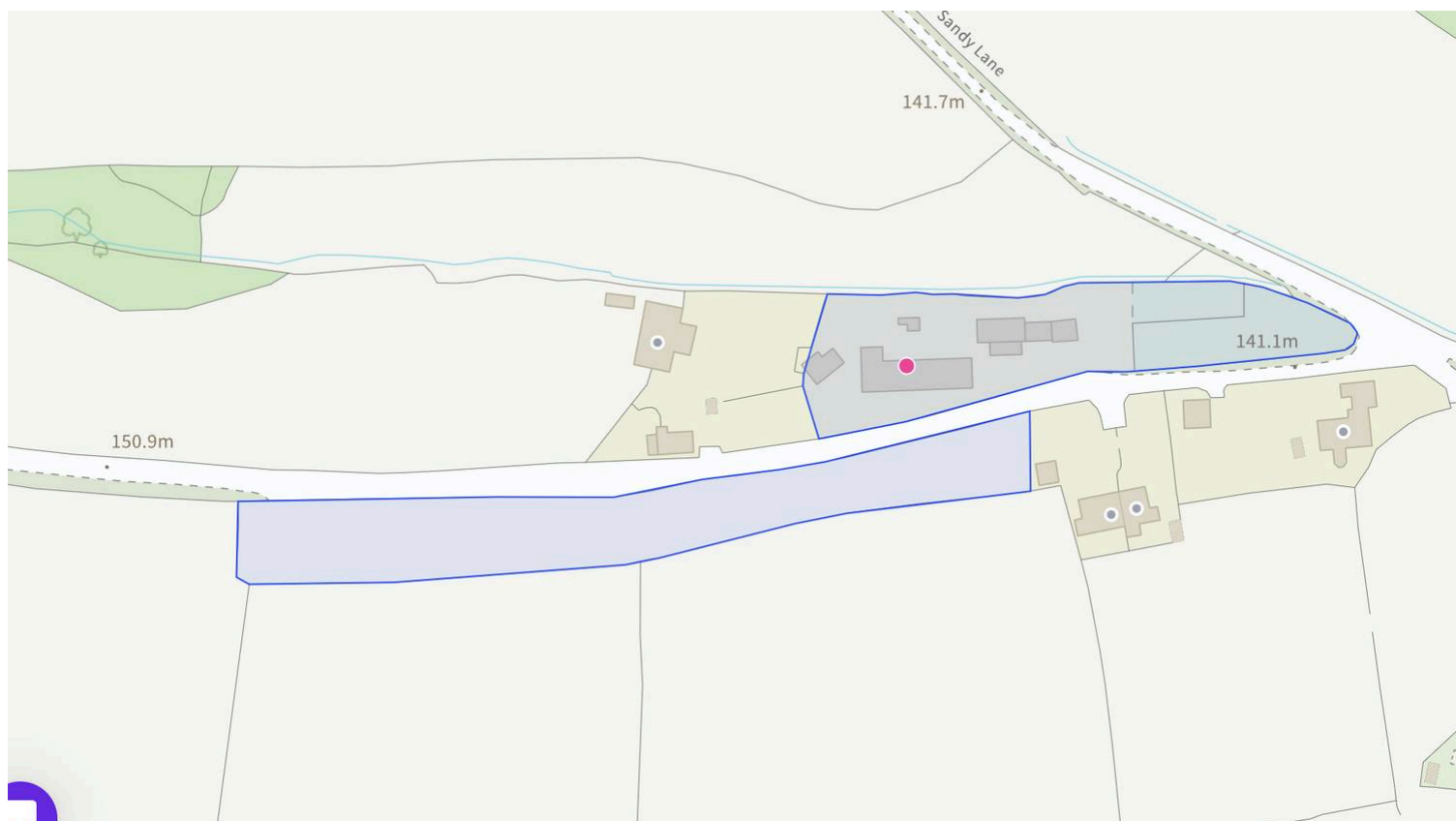
1ST FLOOR 134.37 sq. m.
(1446.33 sq. ft.)



TOTAL FLOOR AREA : 339.15 sq. m. (3650.56 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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