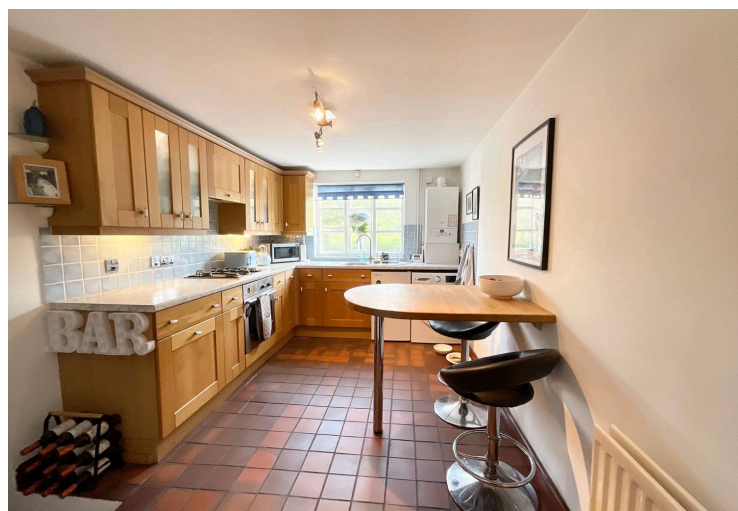




Rickyard Cottage, Sandon Road

£229,950 Freehold



A bumper crop of cottage charm! Rickyard Cottage is a charming Grade II listed 2 bedroom cottage in Hilderstone, ideal for first time buyers or downsizers. • Cook up a feast in the kitchen diner with 4 burner gas hob, oven, sink, drainer and appliance space. Living room boasts a character brick fireplace, perfect for cosy evenings. • Harvest your own space with two versatile double bedrooms, one with built in storage, plus bathroom with panelled bath, shower over, WC and pedestal wash hand basin. • Enjoy the fruits of the garden with a lawn and patio front garden, summer house, useful store area and pebbled driveway providing convenient off road parking. • Set in the sought after village of Hilderstone, offering countryside surroundings, village amenities and excellent access to Stone, Stafford and local road links. Perfect for village life.



The harvest is in, and this season's finest find has arrived. Welcome to Rickyard Cottage, a beautiful Grade II listed cottage where a bumper crop of character, comfort and countryside charm awaits. Set in the heart of the ever popular village of Hilderstone, this delightful two bedroom home is bursting with period features and timeless appeal, ready to reap the rewards of village living. Whether you're taking your very first step onto the property ladder or looking to downsize without compromising on character, this is one home that's ripe for the picking.

Step through the door and the first stop on your harvest trail is the welcoming kitchen diner, where you can cook up a feast and serve up memories for years to come. With a four burner gas hob, oven, stainless steel sink and drainer, plus space for your essential appliances, this is a kitchen ready to handle everything from quick weekday suppers to those Sunday roasts that bring everyone back to the table.

Follow the path through to the living room, where the real cosy crop awaits. A beautiful characterful brick fireplace takes centre stage, creating the perfect spot to curl up on chilly evenings, watch your favourite films and enjoy the simpler things in life.

Upstairs, the harvest keeps on giving with two versatile double bedrooms, offering plenty of room to grow into. One bedroom benefits from built in storage, helping keep everything neatly gathered away, while the bathroom is perfectly positioned to serve both bedrooms with a panelled bath and shower combination, WC and pedestal wash hand basin.

Outside, the rewards continue to bloom. The front garden is laid with lawn and patio areas, offering the perfect place to plant yourself with a morning coffee, enjoy the sunshine or host friends. A summer house provides a fantastic extra space for hobbies, relaxing or escaping with a good book, while the additional store keeps everything safely tucked away. Completing this charming cottage package is a pebbled driveway providing convenient off road parking.

Rickyard Cottage is a home where you can truly put down roots, grow into village life and harvest plenty of happy memories along the way.

Location

Hilderstone is a lovely semi-rural village located to the north-east of Stafford, offering a peaceful countryside lifestyle while remaining well-connected to nearby towns and transport links. Known for their picturesque surroundings, historic buildings, and strong community spirit, these villages appeal to families, professionals and those seeking a tranquil setting.

Local amenities include village pubs, primary schools, churches and small convenience stores, with larger shopping, leisure and healthcare facilities available in Stafford. Outdoor enthusiasts benefit from scenic walking routes, farmland and nearby woodland.

Commuters enjoy easy access to the **A518, A51 and M6**, providing links to Stafford, Stoke-on-Trent, and the wider

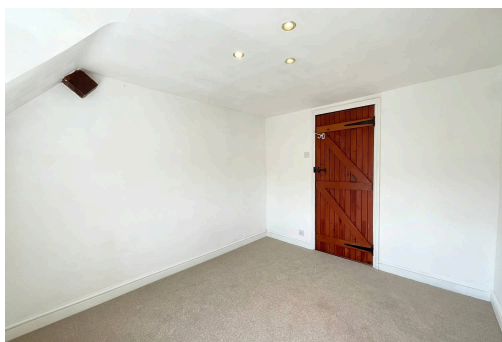


The harvest is in! Rickyard Cottage is a charming Grade II listed two bedroom cottage in Hilderstone, offering a cosy kitchen diner, characterful living room, bathroom, front garden, summer house, store and driveway. Perfect for first time buyers or downsizers ready to put down roots. Enjoy countryside surroundings, village amenities and excellent access to Stone, Stafford and local road links.

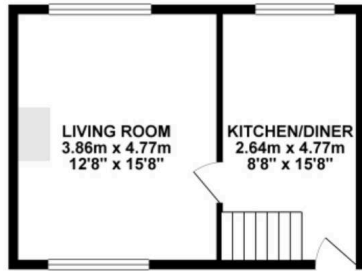
Council Tax band: C

Tenure: Freehold

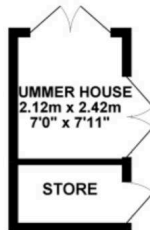
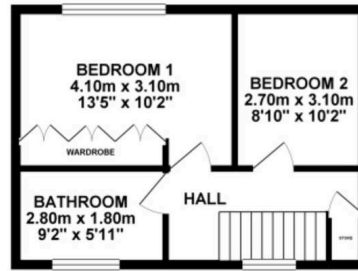
EPC Energy Efficiency Rating: D



GROUND FLOOR 38.79 sq. m.
(417.50 sq. ft.)

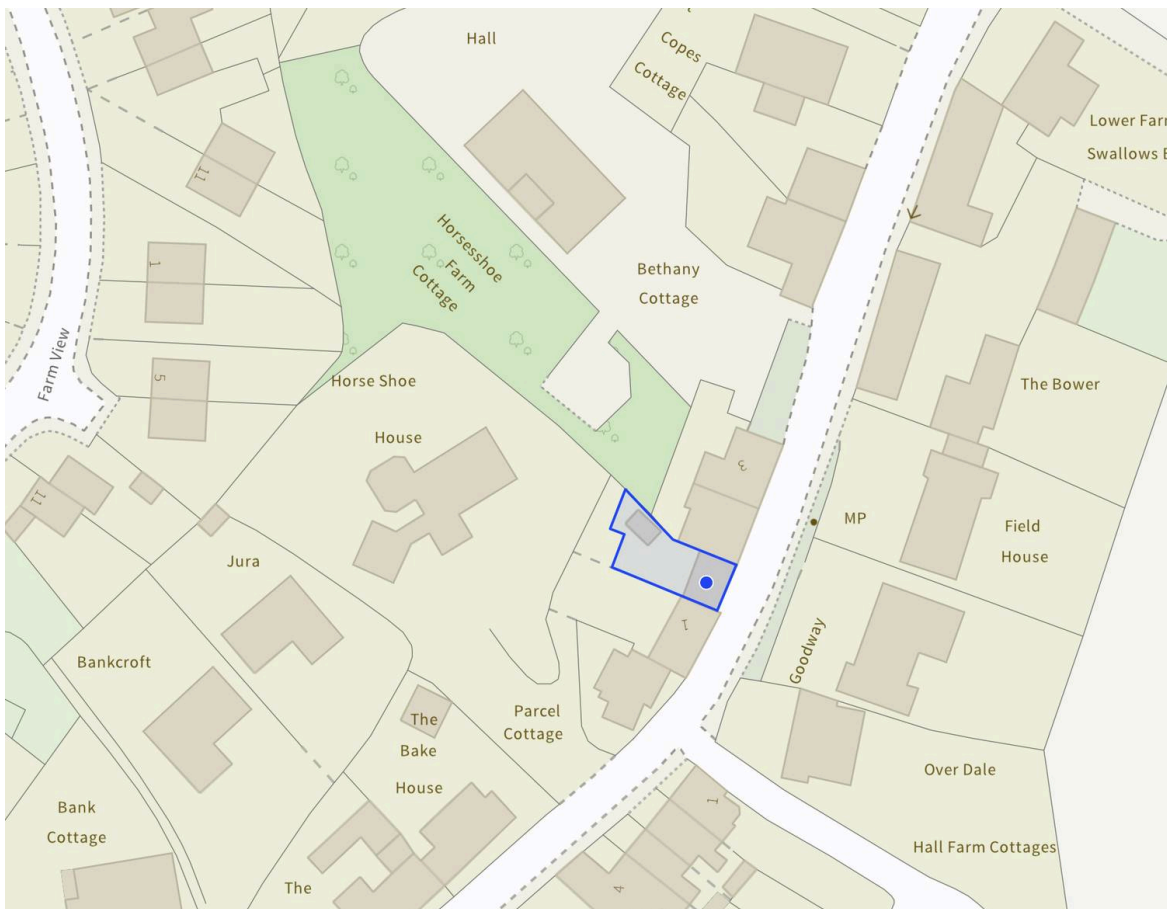


1ST FLOOR 31.04 sq. m.
(334.12 sq. ft.)



TOTAL FLOOR AREA - 69.83 sq. m. (751.62 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with floorplan 020226



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