



39 Primitive Street, Mow Cop, Stoke-On-Trent, ST7 3NW

£195,000

- Charming & Characterful Two-Bedroom Mid-Terraced Cottage
- Generous Lounge With Cast-Iron Wood-Burning Stove
- Landscaped Tiered Gardens
- Ideal For First-Time Buyers or Downsizers
- Elevated Position With Far-Reaching Cheshire Views
- Dining Kitchen With Ample Storage And Workspace
- Unrestricted On-Street Parking
- Deceptively Spacious
- Superb Garden Room/ Conservatory
- Close To Countryside Walks, Mow Cop Castle & Local Amenities

39 Primitive Street, Stoke-On-Trent ST7 3NW

A charming and characterful two-bedroom mid-terraced cottage, occupying an elevated position within the highly sought-after village of Mow Cop, enjoying breathtaking far-reaching Cheshire views across the Plain and surrounding countryside, with the iconic Mow Cop Castle quite literally on your doorstep.



Council Tax Band: A



This delightful home offers an attractive frontage and deceptively spacious accommodation, blending traditional charm with modern practicality. Internally, the property is welcomed via a characterful entrance porch leading into a generous lounge, where the feature cast-iron wood-burning stove set within an exposed fireplace creates a warm and inviting focal point, complemented by timber detailing and oak-effect flooring.

To the rear, the dining kitchen is fitted with a range of solid wood units, offering ample storage and workspace alongside designated dining space, creating a practical and sociable hub of the home. Beyond this, the property benefits from a superb garden room/conservatory, flooded with natural light and designed to make the most of the spectacular Cheshire views beyond, providing a wonderful additional reception space ideal for relaxing throughout the seasons.

To the first floor, the property offers two well-proportioned bedrooms, with the principal bedroom enjoying particularly impressive far-reaching views over the Cheshire Plain. The family bathroom is fitted with a modern white suite, completing the accommodation.

Externally, the property boasts beautifully landscaped tiered gardens, thoughtfully arranged with decked seating areas, shaped lawn, mature planting, useful timber store and covered pergola, all positioned to fully appreciate the exceptional panoramic outlook. To the front, there is unrestricted on-road parking immediately outside the property. The front garden offers a delightful courtyard incorporating a bin/ log store.

Positioned within one of Staffordshire's most iconic hillside locations, with countryside walks, Mow Cop Castle and local amenities close at hand, this is a rare opportunity to acquire a charming cottage ideal for first-time buyers, downsizers, or those seeking a lifestyle home in a truly unique setting.

Entrance Hall

Having a UPVC double glazed entrance door with obscured glazed panelling, vaulted ceiling with timber-clad roof, fitted timber shelving with exposed brickwork, and courtesy lighting. Oak glazed door opening through into:

Lounge

18'7" x 12'2"

A well-proportioned reception room having oak-effect laminate flooring, radiator, and UPVC double glazed window to the front aspect. Feature fireplace with inset cast-iron wood-burning stove set upon a stone-tiled hearth with exposed timber mantel over. Feature internal niche window opening through into the dining kitchen.

Dining Kitchen

10'3" x 10'10"

Fitted with a range of solid wood-fronted base and wall-mounted units with fitted worksurfaces over, incorporating a one bowl inset sink unit with mixer tap. Space for a gas cooker, plumbing for washing machine, fitted extractor cooker hood, bespoke solid wood shelving, and defined space for dining table. Continuous oak-effect laminate flooring leading through into:

Garden Room/ Additional Living Area

9'9" x 6'2"

A lovely addition to the property, fully glazed with UPVC double glazed windows including feature apex glazing, enjoying uninterrupted views over the gardens and far-reaching views across the Cheshire Plain. Further glazed side panels and sliding UPVC double glazed patio doors giving access onto the raised timber decked patio. Tiled flooring.

First Floor Galleried Landing

Having access to loft space.

Bedroom One

10'4" x 10'11"

Having oak-effect laminate flooring, ceiling light point, radiator, and UPVC double glazed window to the rear aspect enjoying spectacular far-reaching views over the Cheshire Plain.

Family Bathroom

6'1" x 6'5"

Fitted with a white suite comprising panelled bath with over-bath mixer tap and shower attachment with fixed glazed shower screen, pedestal wash hand basin, and low-level WC. Fully tiled walls to bath and wash hand basin areas, chrome heated towel rail, tiled flooring, and extractor fan.

Bedroom Two

11'9" x 12'2"

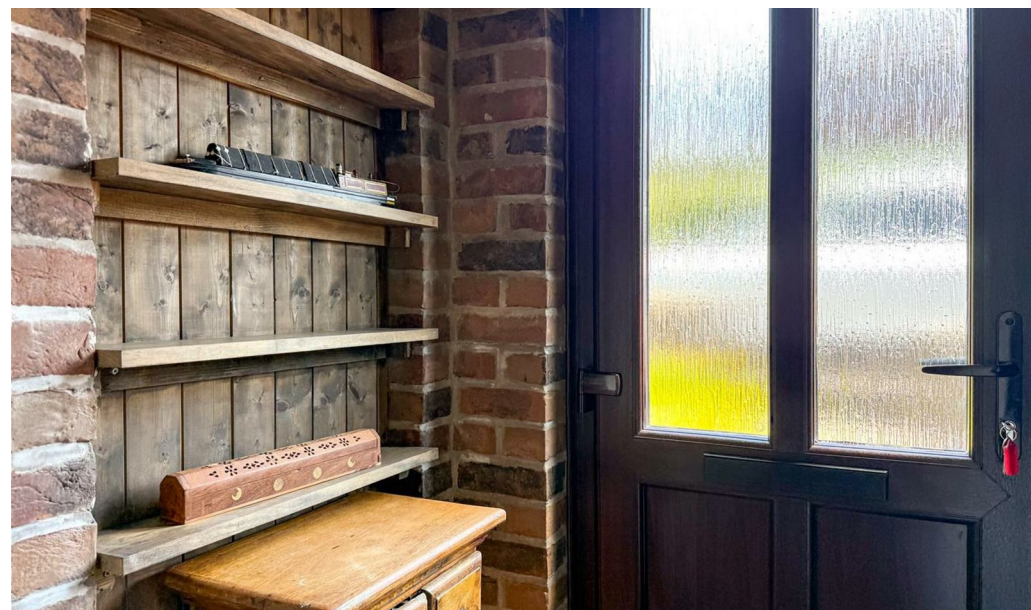
Having UPVC double glazed window to the front aspect, radiator, and laminate flooring. Airing cupboard housing the gas-fired central heating boiler.

Externally

To the rear, the property enjoys a delightful elevated position with beautifully landscaped tiered gardens, designed to make the most of the breathtaking far-reaching views across the Cheshire Plain. A raised timber decked seating area adjoins the garden room, creating an ideal space for outdoor dining and entertaining, with steps leading down to a shaped lawn bordered by mature shrubs, well-stocked planting beds and timber fencing.

To the foot of the garden is a further decked seating area with covered pergola and useful timber garden store, all perfectly positioned to enjoy the spectacular panoramic outlook. The gardens offer an excellent degree of privacy and create a tranquil outdoor retreat.

To the front, there is unrestricted on-road parking immediately outside the property. The front garden offers a delightful courtyard incorporating a bin/ log store.





Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	