



Knowl Wall

Beech, Stoke-on-Trent, ST4 8SE

£570,000

...IT HAS TO BE
heywoods



Set well back and high up from the road with a commanding position with views over farmland to the front and set in extensive grounds, even including its own large area of woodland to the rear. This imposing and impressive detached house offers a unique opportunity to purchase all the benefits of rural living yet is just five minutes or so from the M6 Motorway and ten minutes from the centre of Stoke and Newcastle. With delightful views in seemingly every direction the property enjoys flexible and spacious accommodation with some amazing features which will have the be viewed to be fully appreciated. This is an amazing property for entertaining and as you would expect of a property of this quality the fixtures and fittings throughout are of a high standard! The huge garage block/workshop provides scope for an annex if required and externally is a terraced rear garden on several levels with various sitting out areas and ample parking. Here is a unique opportunity to purchase a desirable property which we are sure will not disappoint.

ENTRANCE HALL - Oak entrance door and double glazed side panel, stairs off to first floor, contemporary radiator, doors to principle ground floor rooms all in solid wood. Door to cloakroom / W.C.

CLOAKROOM / W.C - Vaulted ceiling and skylight, pedestal ahs hand basin with mixer taps and pop-up waste, storage cupboard beneath, close coupled duel flush W.C, combined heating radiator and towel rail, mosaic ceramic tiling.

FRONT LOUNGE

17' 6" x 11' 10" (5.33m x 3.61m) - Feature duel aspect bay window to front and side, coved ceiling, contemporary radiator, hole in the wall fireplace with multi fuel burner, slate tiled heart beneath, tall slimline contemporary radiator and wide opening to;

KITCHEN/BREAKFAST ROOM

18' 7" x 12' 5" reducing to 8'5" (5.66m x 3.78m) - Semi bay window to rear housing inset built-under stainless steel one and a half bowl sink, mixer taps above and cupboard beneath, range of lightwood fronted base and wall cupboards, complimented by granite worktops and splashback tiling, quarry tiled floor, 1200mm AGA, double oven, twin hobs, separate four ring ceramic hob with useful storage draws beneath and extractor canopy over, built-under electric-oven, space for integral larder fridge, dishwasher, tall storage units, door to;

UTILITY ROOM

12' 2" x 5' 5" (3.71m x 1.65m) - Double glazed upvc window to rear, inset one and a half bowl asterite sink with mixer taps above and cupboards beneath, further range of base cupboards and tall storage unit, part tiled walls, ceiling light and stable door to side.

MAGNIFICENT LOUNGE / DINING ROOM

28' 10" x 19' 10" (8.79m x 6.05m) - Semi bay window to front, fine views, wood burning stove, wide hearth beneath with slate tiling, French doors to rear garden, heating grills.

FIRST FLOOR LANDING - Remotely operated skylight roof, stairs off to main bedroom areas, inner landing with balcony, decked area and space for table and chairs overlooking the rear garden approached by French doors from the landing. Vaulted panelled ceiling, door to first floor lounge or bedroom.

FIRST FLOOR LOUNGE OR BEDROOM

12' 9" x 15' 2" (3.89m x 4.62m) - Double glazed upvc window to front, fine views, double glazed upvc window overlooking the rear garden, contemporary style radiator, feature vaulted and panelled ceiling with two double glazed windows to side, continuation of solid wood flooring from landing.

BEDROOM

9' 9" x 10' 8" (2.97m x 3.25m) - Double glazed upvc window to front, double panelled slimline contemporary radiator, vaulted ceiling with panelling, wood strip flooring, door to;

EN-SUITE SHOWER ROOM

9' 8" x 4' 0" (2.95m x 1.22m) - Double glazed upvc window to front, slimline contemporary combined heating radiator and towel rail, suite comprising corner shower cubicle with curved glass shower doors, tiled shower walls, vanity basin with double cupboard beneath, mixer taps and pop-up waste, close coupled duel flush W.C, continuation of wood strip flooring.

BEDROOM

13' 1" x 11' 4" (3.99m x 3.45m) - Double glazed upvc windows to side and rear, five downlights, contemporary radiator, wardrobe fitment with four doors, coat hanging rails and illuminated shelving.

BEDROOM

11' 4" x 13' 0" (3.45m x 3.96m) - Double glazed upvc windows to front and side, slimline contemporary radiator, wardrobe fitment with double doors, coat hanging rails and shelving.

BEDROOM

8' 9" x 7' 5" (2.67m x 2.26m) - Double glazed upvc window to side, contemporary panelled radiator, wood strip flooring, three door wardrobe fitment with coat hanging rail, shelving and downlighting.

FAMILY BATHROOM

8' 11" x 7' 7" (2.72m x 2.31m) - Double glazed upvc window to front, feature coiled effect radiator, separate heating radiator/towel rail, suite comprising jacuzzi bath with shower attachment, vanity basin with granite worktops and storage over with built-in mirror and downlighting, concealed cistern W.C with double storage cupboard over.

EXTERNALLY - To the front the property is set behind a long private gravelled driveway leading to and beyond the property to a large further parking and hardstanding area. The property has three main lawned areas and hedging borders with beech hedge to side and variegated hedging to the other, mature trees and a fine aspect over farmland. To the rear is a concrete sitting out area with stone wall and shrubbery borders, steps lead to the rear garden which has a feeling of seclusion. Terraced on three main levels with concrete sitting out area to the lower level, two lawns with rockery and retaining wall, beech hedge to side, further shrubbery and steps leading to extensive woodland area. Accessed via the driveway is a huge double garage/workshop block. The property has oil-fired central heating and AGA, and solar water heating on the roof.

GARAGE

20' 11" x 17' 4" (6.38m x 5.28m) - Up and over door to front, window and entrance door to side, further window to rear, four fluorescent lights.

OFFICE / WORKSHOP

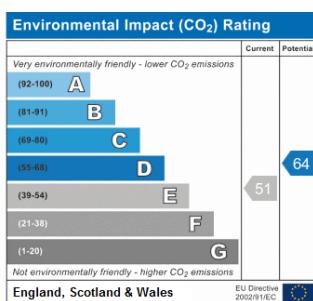
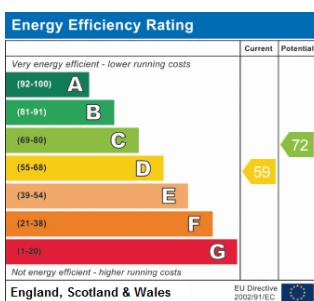
16' 4" x 16' 5" (4.98m x 5m) - Feature vaulted ceiling, tongue and groove pine panelling, remotely operated skylight window, solid wood flooring, semi-bay window to side and rear looking over the garden, wall mounted inverter heater. Door to inner hall with further entrance door to rear and door to;

CARPORT

26' 8" x 9' 3" (8.13m x 2.82m) - Substantial enclosed carport.

This property was personally inspected by Paul Bagnall.
Details were produced on 12/04/2019





- Unique Detached House
- Commanding Elevated Position
- Delightful Gardens & Woodland
- Five Bedrooomed Accommodation
- Fantastic Entertaining Space
- Garage/Workshop
- Ample Parking
- Viewing Essential To Appreciate

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements