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St Mary's, 1, Poolfield Avenue

Newcastle, Staffordshire, ST5 2NL

- Substantial Individual Detached Residence of Character
- Architect Designed Built In 1924
- Standing in Grounds Extending to Three Quarters Of An Acre
- Established Residential Location
- Planning Permission for Substantial Detached House to Front Garden

Asking Price £495,000

For viewings call 01782 615530

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St Mary's was originally built and designed as a gentleman's residence occupying a favoured established position off Keele Road, set within beautifully landscaped mature gardens with a variety of shrubs and trees, mature lawns and incorporating ornamental pond.

The oil fired central heating gives warmth to the spacious and elegant rooms.

There is considerable potential for improvement and extension to this most attractive house of character and in addition there is Planning Permission for a detached dwellinghouse in the front garden with separate driveway access. Outline Planning Permission granted 2nd May, 2012 for a period of three years, application number 09/00097/EXTN.

The accommodation in detail comprises:

#### Ground Floor

##### Front Storm Porch

Minton tiled floor with brass threshold to front entrance, closet store.

##### Reception Hall

14' 4" x 13' 7" (4.37m x 4.14m)

Grand fireplace in polished wood surround, elegant return staircase.



##### Cloakroom

Minton tiled floor, low level W.C. and pedestal wash hand basin.

##### Drawing Room

21' x 19' 2" (6.4m x 5.84m)

Adam style fireplace with inset marble surround and hearth, three double radiators.



##### Dining Room

16' 5" x 13' 4" into recess (5m x 4.06m)

Original Minster stone fireplace with inglenook, three quarter oak panelling to walls, wood strip floor.



##### Sitting Room

13' 6" x 13' 1" (4.11m x 3.99m)

Brick fireplace, quarry tiled hearth, built-in cupboard, double radiator.





### Breakfast Kitchen

13' 6" x 12' 9" (4.11m x 3.89m)

With one and a half bowl sink unit, range of natural wood finish doors to base and wall units, tiled floor, four ring hob and extractor, double electric oven, plumbing for washing machine, radiator.



### Rear Hall

### Boiler Room

With freestanding oil fired boiler.

### Shower Room

With cubicle shower.

### First Floor

### Central Landing

Radiator and closet store under stairs.



### Principal Bedroom One

19' x 14' (5.79m x 4.27m)

With glazed French doors onto BALCONY, radiator.



### En Suite Bathroom

(AND DRESSING ROOM). With panelled bath, vanity basin, radiator and linen cupboard.

### Bedroom Two

13' 3" x 16' 9" (4.04m x 5.11m)

With pedestal lavatory basin, radiator and built-in wardrobes.



### Bathroom

With pedestal wash hand basin, panelled bath, airing cupboard with lagged cylinder and thermostat.





**Separate W.C.**

With low level suite.

**Bedroom Three**

13' x 9' 6" (3.96m x 2.9m)

With built-in wardrobe.

**Bedroom Four**

10' 6" x 9' (3.2m x 2.74m)

With bracket wash hand basin and radiator.

**Second Floor****Landing**

With double wardrobe and access to loft storage and ATTIC STORE.

**Bedroom Five**

15' x 13' (4.57m x 3.96m)

**Exterior**

Rear gravelled courtyard. Parking area. Timber shed.

**Gardens**

Sweeping lawns to frontage with a variety of mature shrubs/trees and ornamental pond.

**Gardens****Additional Photo****Detached Double Garage**

18' 6" x 17' 2" external measurements (5.64m x 5.23m)  
Of brick construction.

**Detached Single Garage**

13' 4" x 9' external measurements (4.06m x 2.74m)  
Of brick and tile construction.

## Services

All mains services available.

## Central Heating

From oil fired boiler.

## Tenure

Understood from the vendor to be freehold.

## Council Tax

Band 'G' amount payable £2415.72 2013/14. Newcastle under Lyme Borough Council.

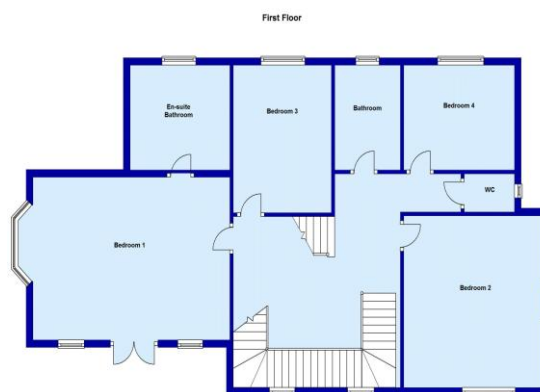
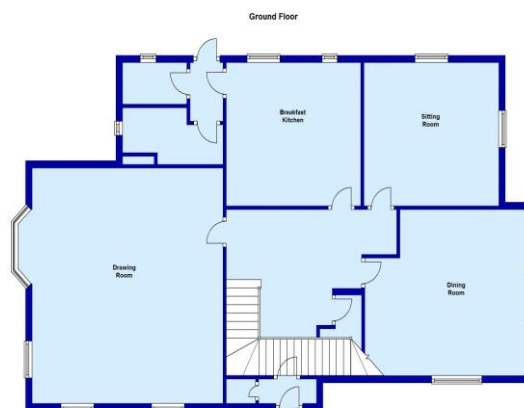
## Measurements

Please note that the room sizes are quoted in feet and inches and the metric equivalent in metres, measured on a wall to wall basis. The measurements are approximate.

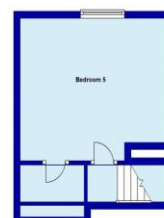
## Viewing

Strictly by appointment through Follwells.

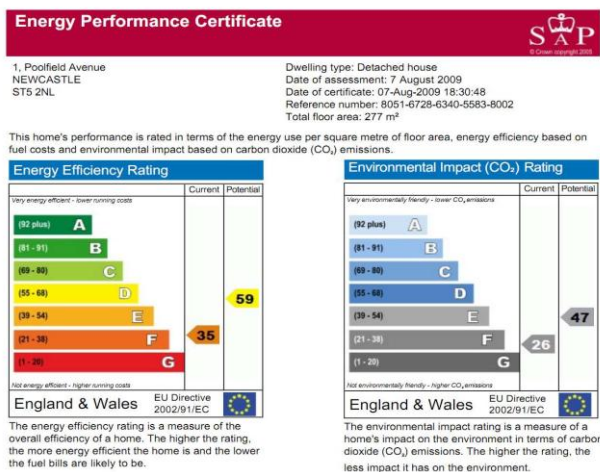
## FLOORPLANS



Second Floor



## ENERGY PERFORMANCE CERTIFICATE



### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	349 kWh/m <sup>2</sup> per year	209 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	22 tonnes per year	13 tonnes per year
Lighting	£145 per year	£145 per year
Heating	£2698 per year	£1469 per year
Hot water	£357 per year	£313 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

NOTE: None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability. All dimensions given are approximate.

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
3. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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