



2 Charles Tryon Court

ST7 2GS

Offers In The Region Of £440,000



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STEPHENSON BROWNE

PERIOD PROPERTY & GATED DEVELOPMENT - Charles Tryon Court is a collection of Award Winning, highly desirable converted luxury family homes, each thoughtfully arranged and all nestling within the embrace of Christ Church dating back to 1789, located centrally in the picturesque Town of Alsager. Style, elegance and distinction are the hall marks of this exceptional development which has transformed the original Christ Church Schoolhouse into four stunning, exquisitely refurbished family homes alongside six newly built homes all finished to the highest specification.

This Grade II listed property represents a very sensitive balance of restoration and preservation, being sympathetically converted with many unique architectural and characterful features which you will find as a theme throughout this wonderful home, couple this with modern day open-plan living areas, en-suite facilities to all three bedrooms and a downstairs cloakroom are all features the modern family expects. These considerations were included at the earliest stages of planning and design and continued throughout to influence many aspects of the work, of which was sourcing the right materials and the design and manufacture of bespoke features, some of which include: mullioned triple arched windows to the lounge and both upstairs bedrooms with reclaimed gothic archways, solid oak internal doors, flooring and staircase, French doors bedroom one, exposed architectural purlins and an abundance of other characterful features flow throughout the home. The property comes with a recently installed shaker-style kitchen, fitted robes to bedroom one and has been recently redecorated throughout.

Externally, the property benefits from a driveway which can be located either side of the property, a private rear garden and a whole host of characterful and charming features you would expect from a home of this calibre.

Contact Stephenson Browne today to book your all-important viewing of this wonderful home!

Accommodation

Having an arched solid wood entrance door with leaded stone mullioned window to side opening into:

Entrance Hall

With oak flooring, a leaded stone mullioned window to front elevation, an arched access door leading to the rear garden, inset spotlights, a built-in storage cupboard housing wall mounted gas boiler serving central heating and domestic hot water systems, Victorian style radiator, thermostat and a door into:

Cloakroom

With extractor points, inset spot lighting, an arched leaded stone mullioned window to rear elevation, continuation of the oak flooring from the entrance hall, a heated towel rail, a low-level pushbutton WC and a pedestal hand wash basin with chrome mixer tap.

Living/Dining Room

22'3" x 17'1" (maximum) (6.789 x 5.225 (maximum))
Having two gothic leaded stone windows to front elevation, vaulted ceiling with exposed architectural beams, inset spot lighting, oak flooring throughout, stairs to first floor with oak spindles & balustrade, three Victorian style radiators, TV point, telephone point, opening through into:

Kitchen

17'1" x 8'6" (5.211 x 2.596)
A recently replaced kitchen having dual aspect leaded and arched mullioned windows to front and side elevation, inset spot lighting, Travertine style floor tiling, a range of shaker-style wall, base and drawer units with oak kitchen working surfaces over incorporating an inset porcelain sink unit with chrome mixer tap and cupboard below, an integrated dishwasher, a built-in four ring induction hob with extractor canopy above and integrated oven below, Victorian style radiator, door into:





Bedroom One

11'6" x 9'3" (3.526 x 2.830)

A spacious double room with inset spotlighting, Victorian style radiator, double glazed French doors giving access to the rear garden, oak wooden flooring, wall light, ample power points, TV point, glazed window to front elevation.

Dressing Area

With inset spotlighting, newly fitted double wardrobe and matching chest of drawers, oak flooring.

En-suite

With extractor point, heated towel rail, inset spotlighting, Travertine style tiled flooring, a glazed leaded window to side elevation and a white three-piece suite comprising of: a low-level pushbutton WC with concealed cistern, a vanity hand wash basin with chrome mixer tap, tile splashback and cupboard below plus a panel bath with chrome mixer tap and tiled splashback.

First Floor Landing

With access to both bedrooms, two glazed skylights, inset spotlighting, door into:

Bedroom Two

11'3" x 14'3" (3.435 x 4.361)

Having glazed and leaded Gothic style arched window to side elevation, two skylights, inset spotlighting, exposed ceiling purlins, two radiators, ample power points, door into:

En-suite

With shaver point, skylight, extractor point, inset spotlighting, tiled flooring throughout, a low-level pushbutton WC with concealed cistern and granite effect plinth, a corner hand wash basin with chrome mixer tap and tiled splashback plus a walk-in shower cubicle with glazed opening doors housing a chrome mixer shower with shower splashback.

Bedroom Three

14'3" x 10'1" (4.355 x 3.088)

Having loft inspection hatch, exposed ceiling purlins, two glazed skylights, a triple gothic arched feature window to side elevation, two radiators, ample power points, door into:

En-suite

With skylight, extractor points, inset spotlighting, tiled flooring throughout, low-level pushbutton WC with concealed cistern and granite effect plinth, a corner hand wash basin with chrome mixer tap and tiled splashback plus a walk-in shower cubicle with glazed opening doors housing a chrome mixer shower with shower splashback.

Externally

The rear garden enjoys a westerly aspect, being fully enclosed with both retaining fence and wall boundaries to all three sides and having outside power points, a decorative stone gothic archway, water point, an Indian stone paved patio area provides ample space for garden furniture, a garden store, mainly laid to lawn and access the front can be made by a secure side gate.

The front of the property benefits from a block paved driveway either side of the property, in-turn providing invaluable off-road parking spaces for several vehicles.

Council Tax Band

The council tax band for this property is E.

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Floor Plan



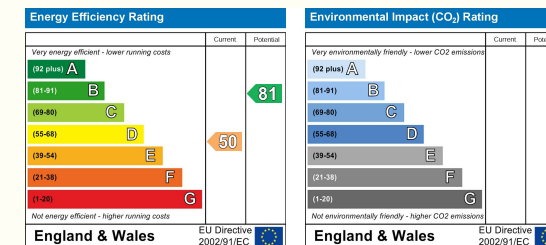
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk