



## Castle View, 139 Station Road

ST7 8AR

**£790,000**



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STEPHENSON BROWNE



A FOUR BEDROOM DETACHED VICTORIAN HOUSE WITH A TWO BEDROOM SELF CONTAINED ANNEXE, GYM, BAR, WORKSHOP AND OFF-ROAD PARKING FOR TEN VEHICLES! We are offering you the rare chance to purchase this beautifully presented home, boasting spacious and versatile accommodation both inside and out having ample off road parking for a vast array of vehicles, including a carport and garage with annexe above. Despite being surrounded by countryside, the property and grounds are conveniently located close to Alsager, Crewe & Newcastle-under-Lyme and their many amenities, as well as the medical centre and mainline railway stations. For commuters, the A500 & M6 motorway are within very easy reach.

The property itself comprises of a well thought layout including a welcoming entrance hall with study and open kitchen/dining/family room, leading through then to the light and airy lounge, utility room and downstairs shower room. Also having its own entrance, the two bedroom annexe can also be accessed from the utility room, having its own lounge/kitchen, shower room and two bedrooms! To the first floor, the principal suite includes a Jack & Jill en-suite, also accessed from bedroom two, fitted wardrobes and the fourth bedroom/dressing room - having access to a stunning roof terrace! Bedrooms two and three are both comfortably double rooms, with the family bathroom completing the first floor.

This really is a one-off proposition for someone who desires space, and there is plenty of it! In addition to the living accommodation, the property has its own carport, multi-car garage with maintenance pit, workshop, gym, bar area and garden room.

Also included with the property, are a number of solar panels on the roof - providing an income which for the last year, has covered the current owners electric bill.

Castle View must be viewed to be fully appreciated, contact Stephenson Browne today to book your all-important viewing!





### **Entrance Hall**

Composite entrance door having double glazed frosted insets. Stairs to the first floor. Double panel radiator.

### **Snug**

15'4" x 11'8"

Double panel radiator. Double glazed walk-in bay window to the front elevation.

### **Dining/Family Room**

27'5" x 15'4" max

Double glazed frosted windows to the side and front elevations. Brick Inglenook fireplace with wood burning stove and granite hearth, also heating the hot water system. Storage cupboard housing the hot water cylinder. Storage cupboard housing the consumer unit.

### **Kitchen Breakfast Room**

16'9" x 11'3"

Range of oak wall, base and drawer units with granite work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. A range of fitted appliances including a five ring gas hob with extractor above, double oven and dishwasher. Space for an American style fridge freezer. Double panel radiator.

### **Lounge**

17'2" x 13'6"

Double panel radiator. Double glazed French doors opening to the rear garden. Inset spotlighting. Gas fire with wooden mantle and tiled hearth.

### **Utility Room**

11'11" x 5'7"

Range of wall and base units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Single panel radiator. Storage cupboard. Double glazed door opening to the rear garden. Opening into inner hall.

### **Shower Room**

5'11" max x 6'4"

Three piece suite comprising a low level WC, vanity wash hand basin with mixer tap and storage cupboard below and a shower cubicle with electric shower over. Heated towel rail.

### **Inner Hall**

Composite entrance door hanging double glazed frosted insets. Single panel radiator. Door into garage. Door into the annexe.

### **First Floor Landing**

Doors to all rooms. Double glazed window to the front elevation.





### **Principal Bedroom**

13'6" x 11'3"

Two double glazed windows to the rear elevation. Double panel radiator. Fitted wardrobes with hanging rail and shelving. Access to bedroom four.

### **Jack and Jill En-Suite**

6'11" x 5'5"

Double glazed frosted window to the side elevation. Heated towel rail. Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, and a double corner shower cubicle with shower over. Tiled walls. Inset spotlighting.

### **Bedroom Two**

11'3" x 11'9"

TV aerial and telephone points. Double panel radiator. Fitted wardrobe with hanging rail and shelving. Double glazed window to the front elevation.

### **Bedroom Three**

11'10" x 14'11"

Telephone point. Double glazed walk-in bay window to the front elevation. Double panel radiator.

### **Bedroom Four**

9'0" x 6'5"

Single panel radiator. Double glazed French doors opening to the rear garden. TV aerial point. Fitted wardrobes with hanging rails and shelving.

### **Roof Terrace**

Composite decking with glass balustrades.

### **Family Bathroom**

5'10" x 11'5"

Four piece suite. Double glazed frosted windows to the rear and side elevations. Single panel radiator. Shaver point. Heated towel rail.

### **Access to Annexe**

Stairs to the first floor. Double glazed window to the side elevation.

### **Annexe Lounge/Kitchen**

24'10" x 8'6" ext to 15'7"

Double glazed French doors opening to a Juliet balcony. Three skylights. Double panel radiator and single panel radiator. Storage cupboard. Range of base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob. Integrated undercounter fridge.





#### **Annexe Shower Room**

5'5" x 5'4"

Single panel radiator. Three piece suite comprising a low level WC with push button flush, wall mounted wash hand basin with mixer tap and a corner shower cubicle with shower over. Inset spotlighting.

#### **Annexe Bedroom One**

11'0" max x 11'5" max

Double glazed window to the front elevation. Skylight. Single panel radiator.

#### **Annexe Bedroom Two**

8'11" x 5'5" max

Double glazed window to the front elevation. Skylight. Single panel radiator.

#### **Garage**

16'4" x 17'7"

Electric roller door to the front. Power and lighting.

#### **Workshop/Bar**

15'2" x 9'3"

Power and lighting. Base and drawer units with roll top work surfaces over. Double glazed window to the side elevation. Single panel radiator. Double glazed French doors into:-

#### **Gym**

9'11" x 13'9"

Double glazed window to the side elevation. Double glazed French doors into:-

#### **Garden Room**

24'9" x 9'0"

Glazed windows. Stainless steel single drainer sink unit. Power and lighting.

#### **Workshop**

23'5" max x 8'7" max

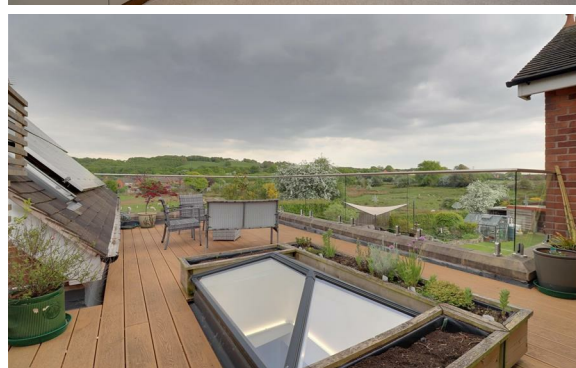
#### **Externally**

##### **NB: Solar Panels**

We have been advised by the seller of the property that this home benefits from solar panels which are owned by the property, also including a 11kw battery and new inverter. We would advise any potential purchaser to discuss this with their solicitor prior to exchange of contracts.

##### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.





**Council Tax Band**

The council tax band for this property is D.

**NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



Floor Plan



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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

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

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