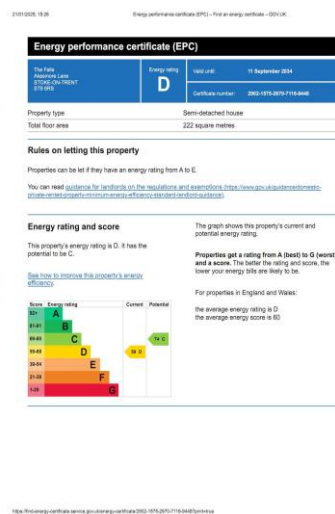
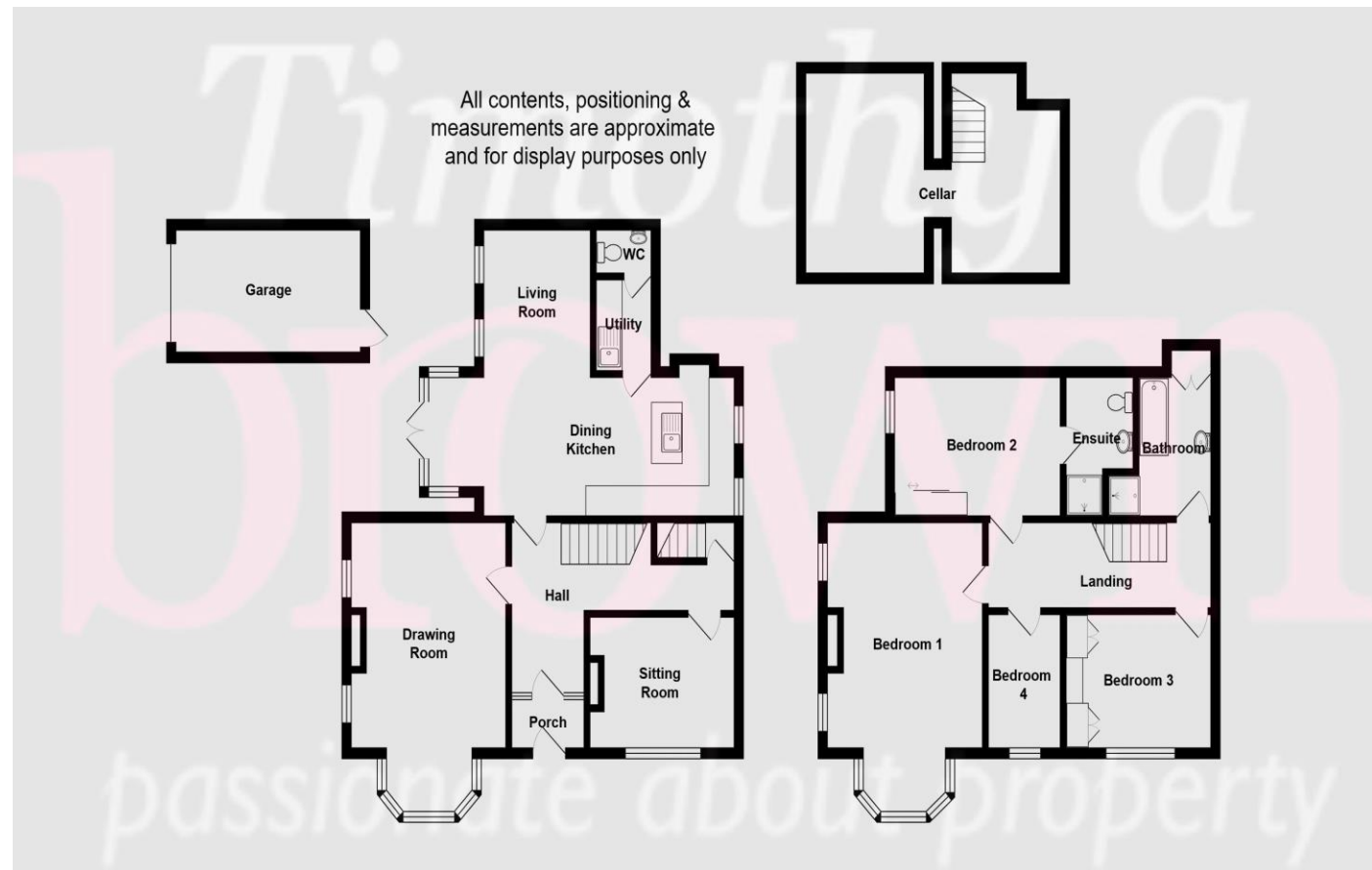


# Timothy a brown



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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## The Falls

Akesmore Lane, Gillow Heath,  
Stoke-On-Trent, Staffordshire ST8 6RS

**Selling Price: £550,000**

- CHARMING PERIOD RURAL COTTAGE
- ENTRANCE HALL HAVING ATTRACTIVE STAINED GLASS WINDOWS & MINTON TILED FLOOR
- GRAND DRAWING ROOM PLUS SITTING ROOM
- L SHAPED OPEN PLAN LIVING DINING KITCHEN
- FOUR BEDROOMS & TWO BATHROOMS
- DETACHED GARAGE
- MANY ORIGINAL FEATURES
- COUNTRYSIDE VIEWS



Discover Charm & Countryside Views at Gillow Heath.

Welcome to a truly special find: a charming period home steeped in history, nestled on a secluded country lane, offering breath taking views of the surrounding Staffordshire countryside.

The original part dates to circa 1830 and which was then subsequently extended with grandeur in the 1920's. The Falls, used to be a farm, which included a mine and brickworks! The name, The Falls, means a clearing in the forest and Akesmore is local dialect for 'many oaks' ! It's also purported a section of stained glass window in the local church of St Lawrence, is designated to a dignitary, who once lived here.

Key Features:

**Spacious & Characterful:** Two reception rooms, including a grand living room with a captivating bay window and a cosy open fire.

**Family-Friendly:** Four bedrooms and two bathrooms plus huge open plan living dining kitchen which provides ample space for the whole family.

**Unique Features:** Original Minton mosaic tiles and stained glass windows add a touch of timeless elegance.

**Outdoor Space:** Ample off-road parking, a detached garage, and picturesque countryside views.



This delightful home seamlessly blends period charm with modern comfort, creating an idyllic retreat for those seeking a peaceful and picturesque lifestyle.

The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE :** Substantial entrance door with transom window to: **PORCH 7' 7" x 4' 7" (2.31m x 1.40m):** Original Minton tiled floor.

**ENTRANCE HALL 13' 2" x 7' 0" (4.01m x 2.13m):** Original stained glass, wooden entrance door and surround. Original Minton mosaic tiled flooring. Traditional coving. Single panel central heating radiator.

**INNER HALL 13' 0" x 3' 10" (3.96m x 1.17m):** Ornate coving to ceiling. Deep skirting. Attractive Quarry and Minton tiled floor. Double panel central heating radiator. Panelling to staircase. Mahogany staircase with newel post and turned spindles. Door to cellar.

**CELLAR ROOM 1 11' 10" x 8' 0" (3.60m x 2.44m):** Vaulted ceiling. Meat slabs. Stone flag floor. Power and light.

**CELLAR ROOM 2 15' 10" x 7' 7" (4.82m x 2.31m):** Vaulted ceiling. Firebird oil fired central heating boiler. Pressurised hot water cylinder. Power and light.

**DRAWING ROOM 24' 0" x 16' 10" (7.31m x 5.13m) to bay & alcove:** Huge PVC double glazed bay window to front aspect and PVCu double glazed windows to either side of fireplace. Ornate coving to ceiling. Picture rail. Deep skirting. Double panel central heating radiator. 13 Amp power points. Open coal fireplace with marble hearth and back and wooden fire surround.

**SITTING ROOM 12' 4" x 11' 5" (3.76m x 3.48m):** PVCu double glazed window to the front aspect. Traditional coving. Double panel central heating radiator. Original pine flooring. 13 Amp power points.

**L SHAPED OPEN PLAN LIVING DINING KITCHEN 29' 0" x 22' 7" (8.83m x 6.88m):** overall measurements

**KITCHEN AREA 12' 0" x 12' 0" (3.65m x 3.65m):** Low voltage downlighters inset. Exposed oak beam to ceiling. Extensive



range of natural oak eye level and base units having natural granite preparation surfaces over. Integrated microwave. Space for American style fridge/freezer. Recessed space for range cooker with flush fitted extractor fan above. Central island with natural granite preparation surface with preformed drainer and one and a half bowl stainless steel sink unit inset with cupboards beneath and breakfast bar with seating for two. Ceramic floor tiles. Door to utility.

**DINING AREA 14' 7" x 10' 11" (4.44m x 3.32m):** Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Ceramic floor tiles. Double glazed sloping roof panels with PVCu french doors to side terrace.

**LIVING AREA 11' 4" x 10' 3" (3.45m x 3.12m):** Two double panel central heating radiators. 13 Amp power points. Double panel central heating radiator. Ceramic floor tiles.

**UTILITY 7' 10" x 4' 9" (2.39m x 1.45m):** Marble effect preparation surface and space and plumbing for washing machine, tumble dryer and dishwasher beneath. Built-in store cupboards. 13 Amp power points. Ceramic floor tiles.

**SEPARATE W.C. :** Low level W.C. and vanity wash hand basin. Chrome centrally heated towel radiator. Ceramic floor tiles.

**GALLERIED LANDING 12' 1" x 6' 9" (3.68m x 2.06m):** Mahogany hand rail, newel post and turned spindles. Traditional coving. Loft access. Single panel central heating radiators. Light tube.

**UPPER LANDING 7' 5" x 7' 2" (2.26m x 2.18m):** Coving to ceiling. Double panel central heating radiator.

**BEDROOM 1 FRONT 23' 11" x 16' 6" (7.28m x 5.03m) to bay & alcove:** PVCu double glazed over sized traditional bay window to front aspect. Two PVCu double glazed windows to side aspect. Traditional coving. Picture rail. Three double panel central heating radiators. 13 Amp power points.

**BEDROOM 2 SIDE 11' 3" x 10' 3" (3.43m x 3.12m):** PVCu double glazed window to side aspect. Velux roof light (remote controlled) Two double panel central heating radiator. 13 Amp power points. Built-in double wardrobe. Oak effect floor.

**EN SUITE 8' 0" x 4' 10" (2.44m x 1.47m):** Low voltage downlighters inset. Modern white suite comprising: low level W.C. with



concealed cistern and wash hand basin set in vanity unit with cupboards below and drawers. Double panel central heating radiator. Separate and enclosed shower cubicle with electric shower and bi-fold door. Fully tiled walls.

**BEDROOM 3 FRONT 11' 8" x 10' 9" (3.55m x 3.27m) max:** PVCu double glazed window to front aspect. Built-in wardrobe and decorative shelving/base unit. Traditional coving. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 4 FRONT 10' 3" x 7' 6" (3.12m x 2.28m):** PVCu double glazed box window to front aspect. Loft access. Picture rail. Double panel central heating radiator. 13 Amp power points.

**FAMILY BATHROOM 10' 3" x 6' 6" (3.12m x 1.98m):** High angular ceilings with two velux roof lights. Modern white suite comprising: low level W.C., pedestal wash hand basin and tiled panelled bath with bath/shower mixer. Separate and enclosed shower cubicle housing a mains fed shower with glass bi-fold door. Chrome centrally heated towel radiator. Double panel central heating radiator. Built-in cupboard. Stone effect floor tiles and matching splashback tiles.

**OUTSIDE :** To the front of the property there is a gravel driveway with double width parking for two cars leading up to a decked patio and the garden which is laid to lawn with seasonal shrubbery and plants. Indian stone paving slabs wrap around the property from the front to the side, with timber decked terrace to the rear of the property creating an ideal discreet seating area.

**GARAGE 16' 10" x 10' 1" (5.13m x 3.07m):** internal measurements Up and over garage door. Wooden door to rear. Power and light.

**TENURE :** Freehold (subject to solicitors verification)

**SERVICES :** Mains electricity and water. Oil fired central heating. Shared domestic water treatment plant with two other properties.

**LOCAL AUTHORITY:** Staffordshire Moorlands **TAX BAND:** E

**VIEWING:** Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

**DIRECTIONS:** SATNAV: ST8 6RS or for precise location via: what3words app: ///blushed.tribal.hammocks

