



Energy performance certificate (EPC)

The Coach House Stonechair Lane Scholar Green STOKE-ON-TRENT ST7 3JJ	Energy rating C	Valid until: 23 February 2035 Certificate number: 2140-3047-0202-3375-1204
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Property type: Detached house
Total floor area: 221 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

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 Coach House
Stonechair Lane, Scholar Green,
Stoke-On-Trent, Staffordshire ST7 3JJ

Selling Price: £700,000

- BEAUTIFULLY PRESENTED DETACHED CONVERTED BARN
- THREE DOUBLE BEDROOMS
- TWO EN-SUITES & FAMILY BATHROOM
- THREE RECEPTION ROOMS
- A BLEND OF CONTEMPORARY FINISHES RETAINING ORIGINAL CHARACTER
- EXTENSIVE DRIVEWAY PARKING & GARAGE
- LAWNED FRONT & REAR GARDENS
- SEMI-RURAL SCHOLAR GREEN VILLAGE LOCATION
- STUNNING OPEN COUNTRYSIDE & MOW COP VIEWS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Take a look and make that viewing of this superb home!

A barn conversion offering quality finishes, completed to exacting standards which is sure to set itself apart from the competition.

Formerly the outbuilding to Stone Chair House (next door), a substantial Victorian detached property, the Coach House is a generous size with an attractive plot. Internally purchasers attention will be grabbed by the light spacious feel of the property and immediately see the care and attention taken when renovating the barn. Attention to detail is apparent at every turn from the natural wood architraving, doors and double glazed windows with contrasting chrome furniture. The light oak sits superbly against the clean crisp walls and décor of the home. The ground floor is warmed entirely with under floor heating which sits under oak flooring. Low voltage lighting has been installed with sliding dimmer switches allowing potential purchasers to stage the property to suit moods and needs whilst the four zone integrated audio system (by Russound) ensures that this property can offer an unsurpassed ambience.

The accommodation offers a clever blend with definite modern contemporary influences such as the open plan living with more traditional finishes such as the uses of natural hardwoods and the retention of original beams and woodwork. The retention of supports and the accentuating of more supports creating flat archways between the living areas allows not only diversity in layouts but also in uses. The reception hallway offers a superb opening to the property with the turned staircase and spindled balustrade with subtle lighting by each step, and then

opens into the dining room which is a great size – idea for entertaining and has a dual aspect over the gardens to the front and attractive decked gardens to the rear. The lounge steps down from the dining room, enhancing the feeling of separation between the rooms yet still keeping the area open and light. The lounge is further enhanced by the pitched ceilings and exposed beams which complement the modern feel of the home, and this room also has glazed French doors leading out the rear gardens.

The living kitchen is a joy to behold forming kitchen area with a progressive range of German made contemporary style base and eye level units with a generous central plinth. The family room offers access via the French doors to the deck and rear gardens and ensures that this section of the property becomes its heart. The utility room is located just off the living kitchen offering plumbing for washing machine etc and there is a separate W.C. off the hall.

To the first floor all the bedrooms are double rooms with bedrooms one and two having en-suite shower rooms and dressing areas. The family bathroom is lavishly appointed with superb finishes as are both the en-suites. To the second floor is the third bedroom and sitting room area both have restricted headroom but are ideal as a childrens suite.

The property also benefits from having a very good energy performance 'C' rating.

Externally the property has a single garage and an adjoining hard standing, both to the side whilst to the rear is an extensive patio area ideal for dining al fresco and enjoys a southerly aspect. To the front the garden is lawned and is a good size.

The property offers a semi rural location however situated on the fringes of Scholar Green, on the edge of countryside with views of open countryside and Mow Cop from every point in the front of the house. It offers great commuter links with Congleton, Stoke On Trent, Crewe and Sandbach all within easy reach, as are the motorway links.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Oak and tile rustic porch with front door to:

HALL : Oak staircase. Doors to kitchen, lounge and dining room. Oak flooring.

CLOAKROOM W.C. : White suite comprising: Low level W.C. and wash hand basin set in vanity unit. Half tiled walls.

LOUNGE 19' 6" x 16' 8" (5.94m x 5.08m) : Light room with front and rear windows, and two Velux roof lights. Feature fireplace with inset burner. French door to rear garden. Air conditioning unit. Oak flooring.

DINING ROOM 15' 6" x 11' 10" (4.72m x 3.60m) : Front and rear windows. Oak flooring.

BREAKFAST KITCHEN 26' 2" x 15' 4" (7.97m x 4.67m) : Beams to ceiling. Windows to front and rear aspects. German made quality fitted with contrasting coloured kitchen units with quartz surfaces having integrated Belfast sink inset. Space for range cooker with extractor above. Integrated fridge/freezer, dishwasher and wine chiller. Discreet lighting. Tiled floor.

UTILITY 6' 0" x 5' 8" (1.83m x 1.73m) plus storage space : Stainless steel single drainer sink set in base unit with space and plumbing for washing machine. Full width doors with deep cupboard/storage housing hot water cylinder and gas boiler within.

First Floor : LANDING : Stairs to second floor. Doors to principal rooms and laundry cupboard.

BEDROOM 1 16' 4" x 20' 3" (4.97m x 6.17m) max : Velux roof light. Porthole window. Quality fitted wardrobes and tall boy. Three radiators. Double doors to Juliette balcony. This was originally two bedrooms before being converted. If required, a partition wall can be reinstated to make a further bedroom.

EN-SUITE : Low level W.C. Wash hand basin set in vanity unit. Double sized shower enclosure. Chrome heated towel radiator. Fully tiled walls and floor.

BEDROOM 2 16' 4" x 11' 6" (4.97m x 3.50m) max : Beams to ceiling. Velux roof light. Porthole window. Radiator.

EN-SUITE : Beams to ceiling. Low level W.C. Wash hand basin set in vanity unit. Corner shower enclosure. Chrome heated towel radiator. Fully tiled walls and floor.

Second Floor : LANDING : Velux roof lights.

BEDROOM 3 11' 0" x 11' 3" (3.35m x 3.43m) restricted head room in eaves : Beams to ceiling. Velux roof light. Radiator.

DRESSING ROOM 14' 6" x 11' 0" (4.42m x 3.35m) : Restricted hear room in eaves. Beams to ceiling. Two Velux roof lights. Radiator.

BATHROOM : White suite comprising: Panelled bath with shower attachment and wash hand basin set in vanity unit with low level W.C. Heated towel radiator. Fully tiled walls and floor. Underfloor heating.

Outside :

GARAGE 17' 4" x 9' 6" (5.28m x 2.89m) : Double doors. Power and light. If required and subject to consent, this could be converted into residential use. Door to side and rear door.

FRONT : Set behind a hedge with long stone driveway with block stone borders terminating at the garage. To either side of the drive is a lawned garden and paths heading to the rear. Outside lighting and garden tap.

REAR : Stone flagged path and patio area with lawn having railway sleeper raised flower/shrub bed.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

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

TAX BAND: G LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV ST7 3JJ

